

FINAL MAP OF
SKYE CANYON PHASE 3
A COMMERCIAL SUBDIVISION

BEING A MERGER AND RESUBDIVISION OF A PORTION OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 114, PAGE 22
OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND PORTIONS OF GOVERNMENT LOTS 11 AND 12
OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON
THIS PLAT OF:

SKYE CANYON PHASE 3

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 RIGHT-OF-WAYS AND PLACES AS INDICATED AND OUTLINED
HEREON, FOR THE USE OF THE PUBLIC; AND GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, AS
INDICATED AND OUTLINES HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNER DOES HEREBY GRANT AND CONVEY TO NEVADA POWER
COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY, d/b/a
CENTURY LINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND
SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR RESPECTIVE SUCCESSORS
AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS,
COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION,
MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, IF ANY, AND FIRE HYDRANTS,
UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES,
TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER DOES HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS
AND TO ITS SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON
AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING, FOR THE
CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY,
TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE
RIGHT OF INGRESS TO EGRESS THEREFROM.

BY: _____ DATE _____

AS:
OF: MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____

BY: _____

AS:
OF: MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

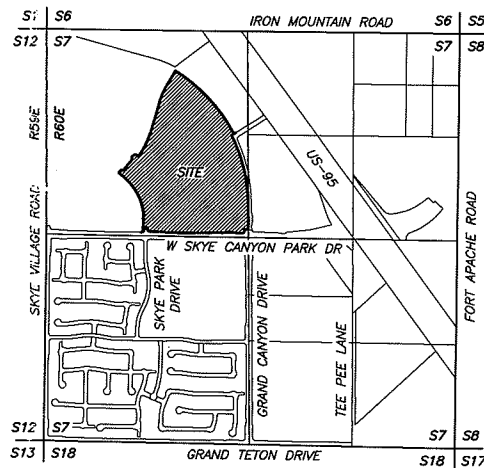
BY:
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

BASIS OF BEARINGS

NORTH 89°16'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHWEST QUARTER
(NW1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 147, PAGE 71 OF PLATS IN THE CLARK
COUNTY RECORDER'S OFFICE, NEVADA.



VICINITY MAP

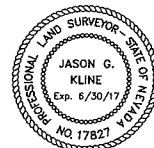
SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY
THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION
AT THE INSTANCE OF MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP
19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE
SURVEY WAS COMPLETED ON MARCH 31 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
ENSURE THE INSTALLATION OF THE MONUMENTS.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827



APPROVALS

WE THE HEREIN NAMED PUBLIC UTILITY COMPANY AND AGENCY, APPROVE THE GRANT OF THE
DESIGNATED EASEMENTS.

BY: _____ DATE _____
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

BY: _____ DATE _____
CENTRAL TELEPHONE COMPANY, d/b/a CENTURY LINK

BY: _____ DATE _____
SOUTHWEST GAS CORPORATION

BY: _____ DATE _____
COX COMMUNICATIONS LAS VEGAS, INC.

BY: _____ DATE _____
LAS VEGAS VALLEY WATER DISTRICT

BY: ALLEN PAVELKA, P.E. #9029
CITY OF LAS VEGAS, CITY ENGINEER

CITY SURVEYOR'S CERTIFICATE

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

SKYE CANYON PHASE 3

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE 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. RIEKKE, P.L.S. DATE _____
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY
APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH THE 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 THIS _____ DAY OF _____, _____.

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

DIVISION OF WATER RESOURCES

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.

BY: JOHN GUILLORY, P.E.
FOR THE DIVISION OF WATER RESOURCES

DATE _____

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.

BY: _____
FOR THE SOUTHERN NEVADA HEALTH DISTRICT

DATE _____

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.

FMP-64536
SKYE CANYON PHASE 3

FINAL MAP OF SKYE CANYON PHASE 3 A COMMERCIAL SUBDIVISION BEING A MERGER AND RESUBDIVISION OF A PORTION OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 114, PAGE 22 OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND PORTIONS OF GOVERNMENT LOTS 11 AND 12 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	INSTRUMENT NO. _____ OFFICIAL RECORDS BOOK NO. _____ FILED AT THE REQUEST OF WALLACE MORRIS KLINE SURVEYING DATE _____ AT _____ CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER MAY 04 2016
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 SOUTH ARVILLE STREET, #206 LAS VEGAS, NEVADA 89118 PH: 702.212.3967 FX: 702.212.3963	

FINAL MAP OF
SKYE CANYON PHASE 3

A COMMERCIAL SUBDIVISION

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OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 2 OF "KYLE CANYON PARCEL MAP" AS SHOWN BY MAP THEREOF IN FILE 114, PAGE 22 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND GOVERNMENT LOTS 11 AND 12, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 7;

THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 7, NORTH 00°46'40" WEST, 107.93 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°13'22" WEST, 48.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRAND CANYON DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GRAND CANYON DRIVE, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°46'40" EAST, 20.85 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°30'10", AN ARC LENGTH OF 47.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF W SKYE CANYON PARK DRIVE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID W SKYE CANYON PARK DRIVE, THE FOLLOWING FIFTEEN (15) COURSES:

- 1) NORTH 89°16'30" WEST, 60.00 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 09°27'44", AN ARC LENGTH OF 4.13 FEET;
- 3) THENCE NORTH 79°48'46" WEST, 56.69 FEET;
- 4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 09°27'44", AN ARC LENGTH OF 4.13 FEET;
- 5) THENCE NORTH 89°16'30" WEST, 74.85 FEET;
- 6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 6.12 FEET;
- 7) THENCE SOUTH 76°41'20" WEST, 35.08 FEET;
- 8) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 6.12 FEET;
- 9) THENCE NORTH 89°16'30" WEST, 36.82 FEET;
- 10) THENCE SOUTH 89°27'07" WEST, 427.61 FEET;
- 11) THENCE NORTH 89°16'30" WEST, 276.74 FEET;
- 12) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 98.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.12 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 18°55'12" WEST;
- 13) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 102.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 32.39 FEET;
- 14) THENCE NORTH 89°16'30" WEST, 150.00 FEET;
- 15) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°52'43", AN ARC LENGTH OF 47.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SKYE PARK DRIVE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, NORTH 00°36'13" EAST, 15.00 FEET;

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, NORTH 89°23'47" WEST, 43.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, SOUTH 00°36'13" WEST, 24.89 FEET;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED W SKYE CANYON PARK DRIVE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID W SKYE CANYON PARK DRIVE, NORTH 89°23'47" WEST, 6.00 FEET;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID W SKYE CANYON PARK DRIVE, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 00°36'13" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE NORTH 00°36'13" EAST, 116.72 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 717.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 03°03'15", AN ARC LENGTH OF 38.25 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 87°32'58" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 15°51'40", AN ARC LENGTH OF 27.68 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 76°35'21" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 20°51'31", AN ARC LENGTH OF 36.41 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 82°33'08" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 727.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 43°36'43", AN ARC LENGTH OF 553.75 FEET;

THENCE NORTH 51°03'36" WEST, 87.81 FEET;

THENCE NORTH 38°56'24" EAST, 48.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 38°56'24" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET;

THENCE NORTH 38°56'24" EAST, 153.62 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 48°43'57", AN ARC LENGTH OF 21.26 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 80°12'27" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 162°59'23", AN ARC LENGTH OF 129.43 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 63°11'50" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 55°18'30" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1021.50 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18°44'30", AN ARC LENGTH OF 334.14 FEET;

THENCE NORTH 15°57'00" EAST, 428.38 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 978.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 14°23'18", AN ARC LENGTH OF 245.72 FEET;

THENCE NORTH 30°20'17" EAST, 110.80 FEET;

THENCE NORTH 30°41'56" EAST, 97.42 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 30°41'56" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2033.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 31°11'18", AN ARC LENGTH OF 1106.91 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 61°53'14" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 94°43'57", AN ARC LENGTH OF 41.33 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 32°50'43" EAST;

THENCE SOUTH 57°09'17" WEST, 42.22 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 605.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°46'33", AN ARC LENGTH OF 18.75 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 31°04'10" EAST;

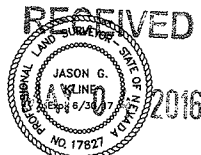
THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 62°44'12" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2000.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 26°29'08", AN ARC LENGTH OF 924.52 FEET;

THENCE SOUTH 00°46'40" EAST, 330.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 52.59 ACRES, MORE OR LESS.

FMP-64536

SKYE CANYON PHASE 3

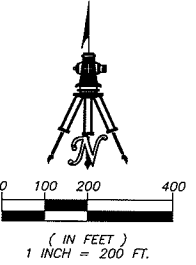
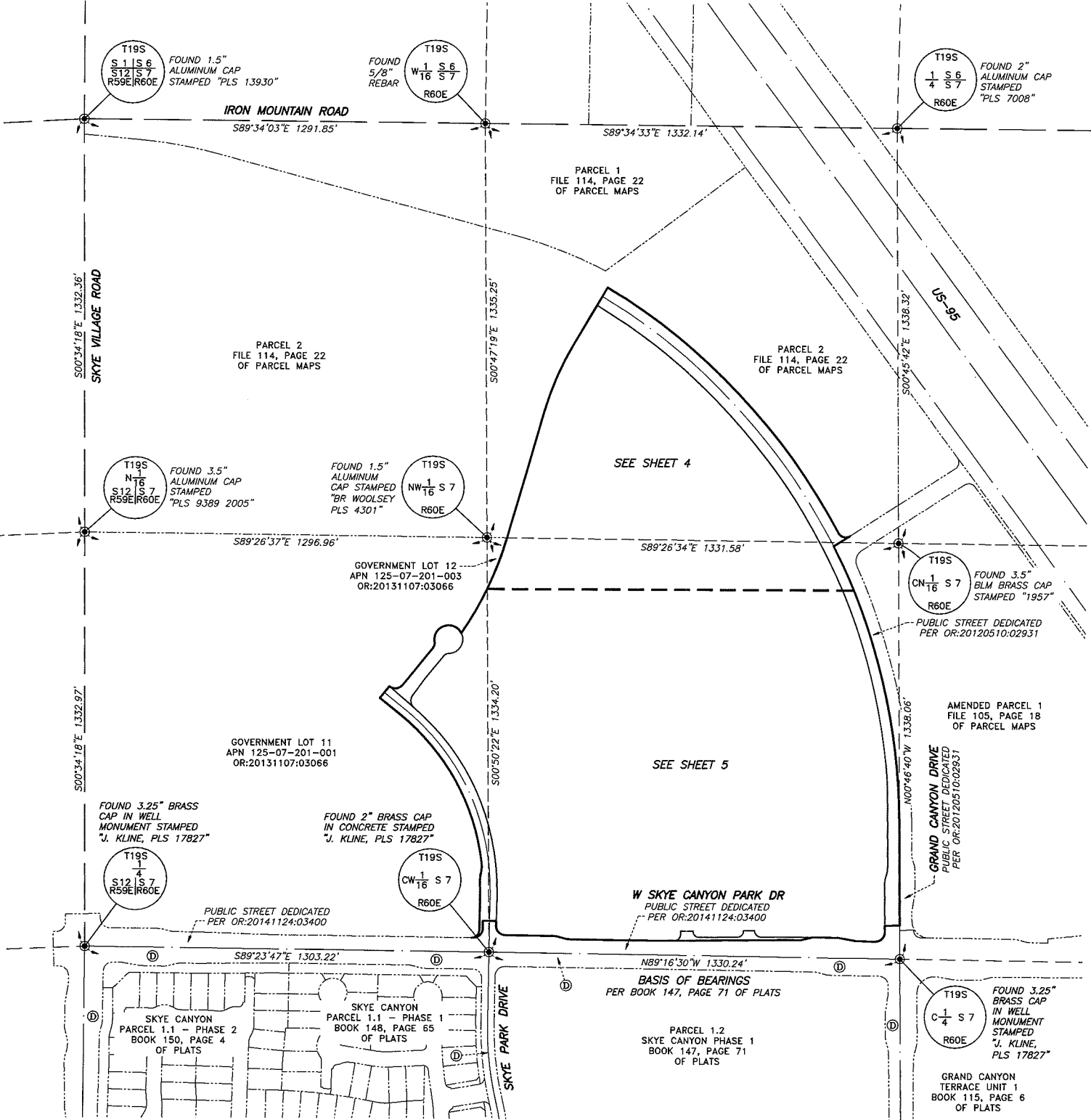


Dept of Planning
City of Las Vegas
SHEET 2 OF 5

BOOK _____, PAGE _____

FINAL MAP OF
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LOT TABULATION

COMMERCIAL LOT	1
PUBLIC STREET PARCELS	3
PRIVATE STREET PARCELS	1

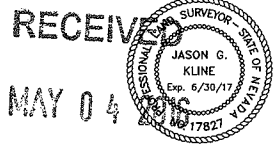
LEGEND

---	SUBDIVISION BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	STREET CENTERLINE
---	MATCH LINE
---	SECTION LINE
---	QUARTER SECTION LINE
---	SIXTEENTH SECTION LINE
---	ADJOINING PROPERTY LINE
OR:	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
①	PUBLIC STREET DEDICATED PER BOOK 147, PAGE 71 OF PLATS
⊙	FOUND MONUMENTATION AS SHOWN AND DESCRIBED

MAP REFERENCES

FILE 105, PAGE 18 OF PARCEL MAPS
FILE 114, PAGE 22 OF PARCEL MAPS
BOOK 115, PAGE 6 OF PLATS
BOOK 147, PAGE 71 OF PLATS
BOOK 148, PAGE 65 OF PLATS
BOOK 148, PAGE 67 OF PLATS
BOOK 149, PAGE 53 OF PLATS
BOOK 150, PAGE 4 OF PLATS

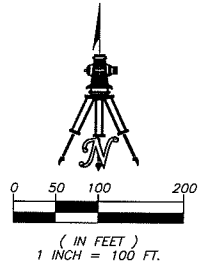
FMP-64536
SKYE CANYON PHASE 3



RECEIVED
MAY 04 2016
Dept of Planning
City of Las Vegas

FINAL MAP OF
SKYE CANYON PHASE 3

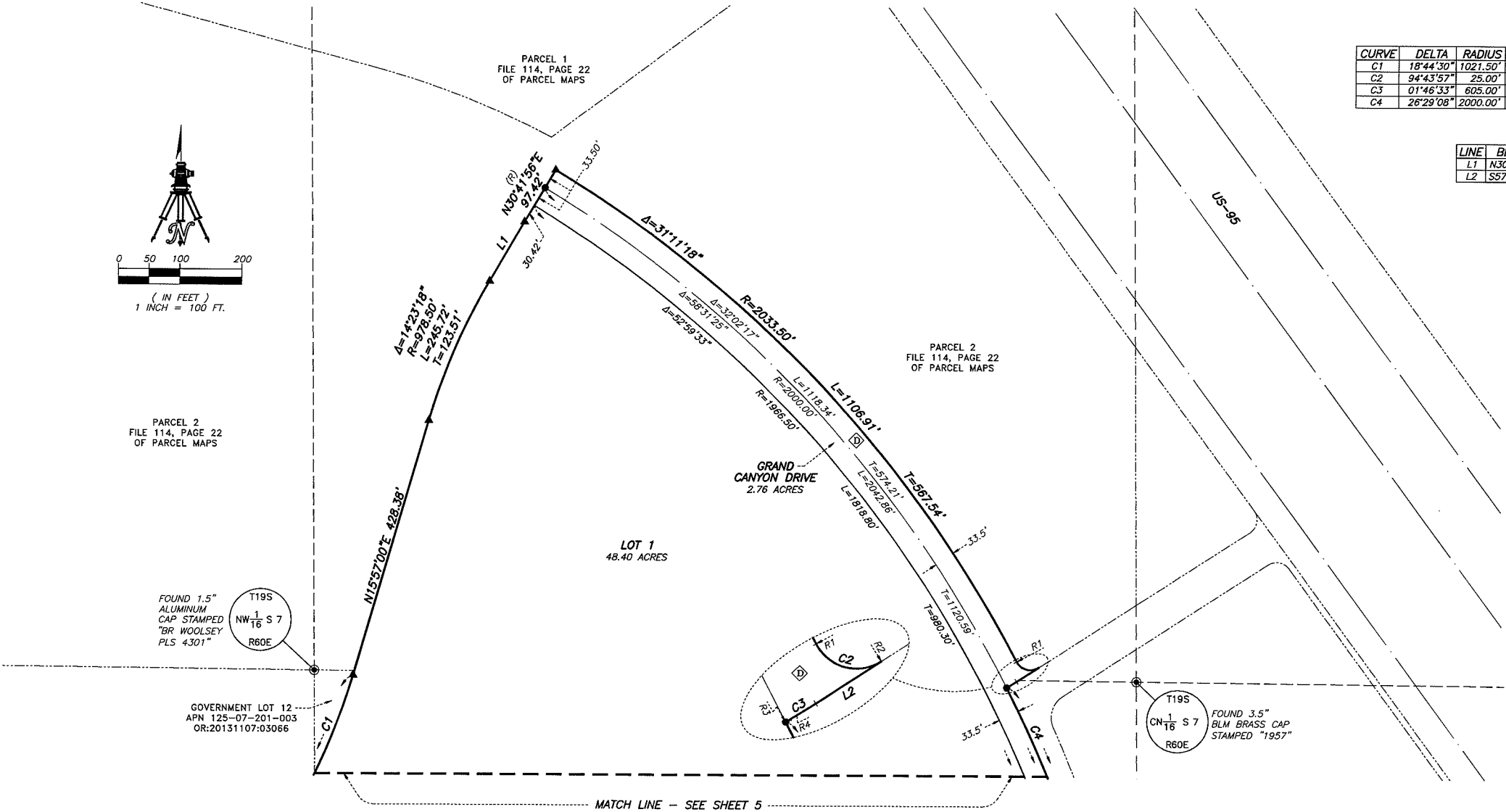
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CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	18°44'30"	1021.50'	334.14'	168.57'
C2	94°43'57"	25.00'	41.33'	27.16'
C3	01°46'33"	605.00'	18.75'	9.38'
C4	26°29'08"	2000.00'	924.52'	470.67'

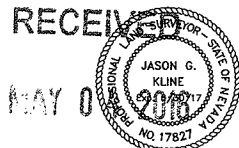
LINE	BEARING	DISTANCE
L1	N30°20'17"E	110.80'
L2	S57°09'17"W	42.22'

LINE	BEARING
R1	N61°53'14"E
R2	S32°50'43"E
R3	S31°04'10"E
R4	N62°44'12"E



LEGEND			
	SUBDIVISION BOUNDARY LINE	C1	CURVE LABEL SEGMENT
	RIGHT-OF-WAY LINE		PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER THIS PLAT (3.83 ACRES)
	STREET CENTERLINE		FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	EASEMENT LINE		SET 2" ALUMINUM CAP STAMPED "J. KLINE, PLS 17827" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
	MATCH LINE		SET 2" ALUMINUM CAP STAMPED "J. KLINE, PLS 17827"
	QUARTER SECTION LINE		
	SIXTEENTH SECTION LINE		
	ADJOINING PROPERTY LINE		
OR:	OFFICIAL RECORDS		
APN	ASSESSOR'S PARCEL NUMBER		
(R)	RADIAL LINE		
R1	RADIAL LINE SEGMENT		
L1	LINE LABEL SEGMENT		

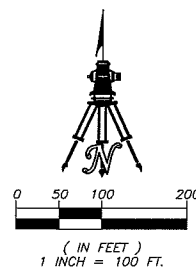
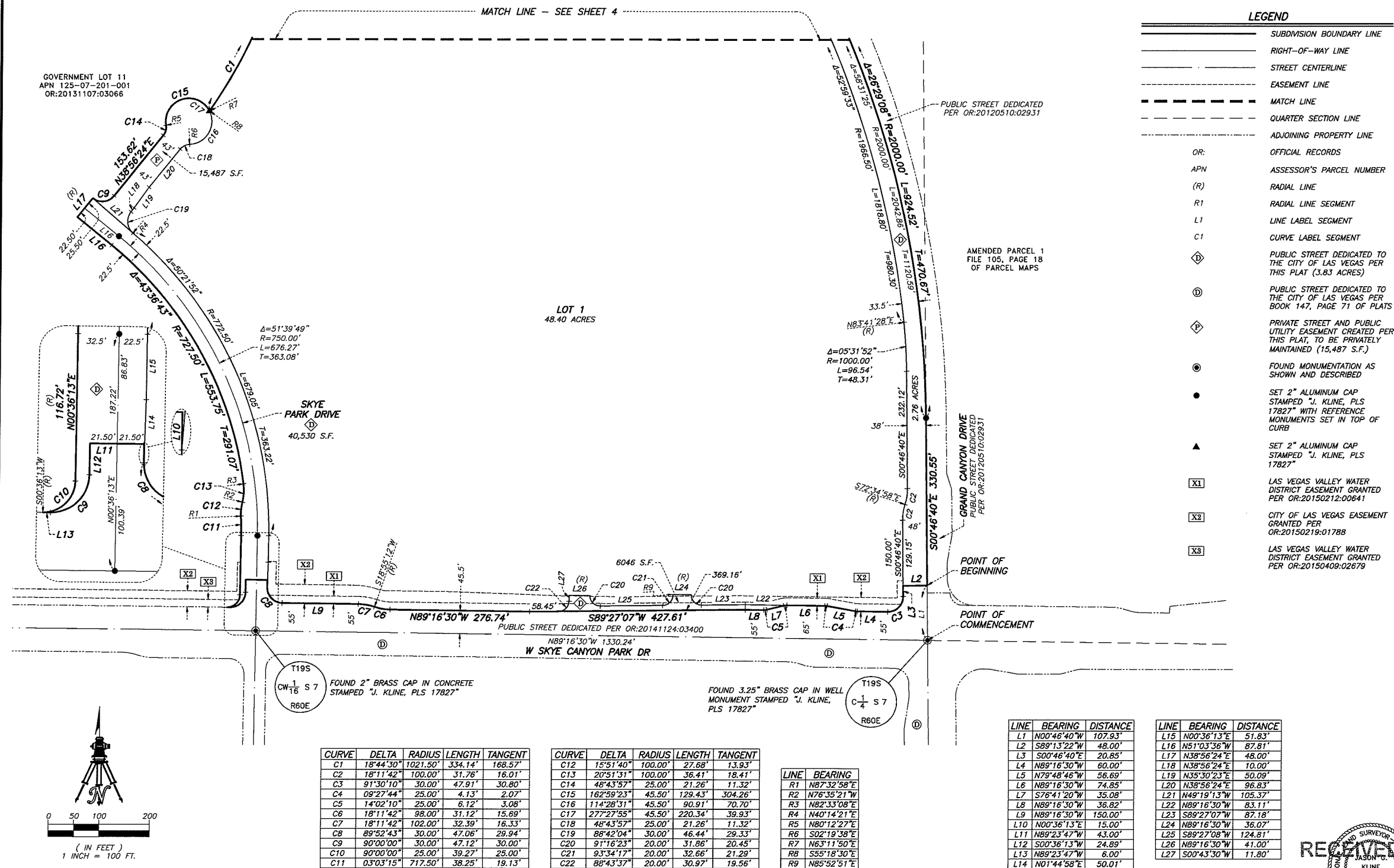
FMP-64536
SKYE CANYON PHASE 3



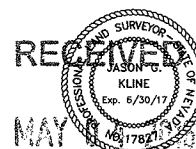
Dept of Planning
City of Las Vegas
SHEET 94 OF 95

FINAL MAP OF SKYE CANYON PHASE 3

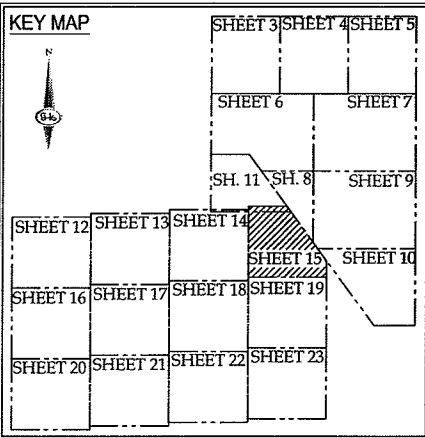
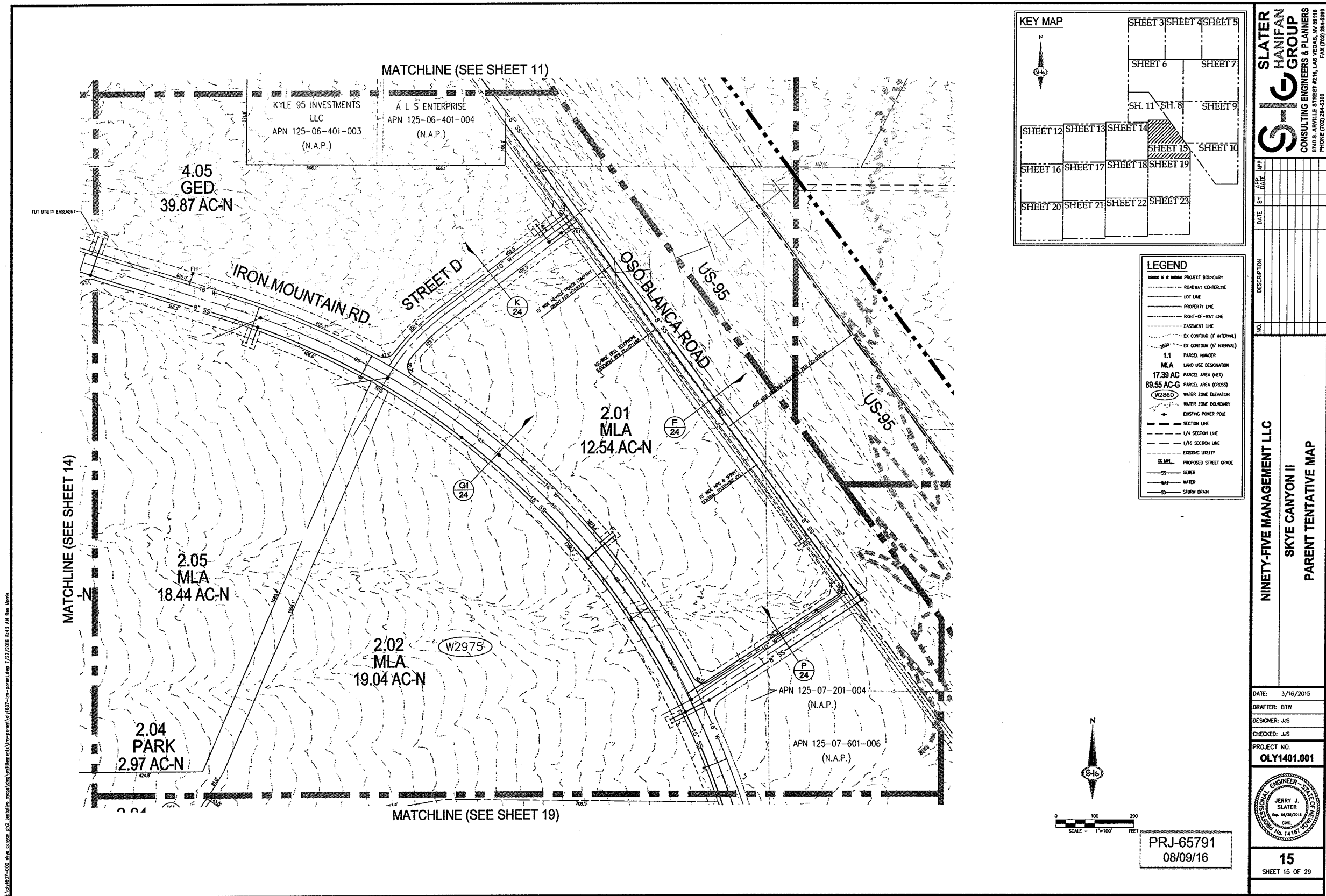
A COMMERCIAL SUBDIVISION
BEING A MERGER AND RESUBDIVISION OF A PORTION OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 114, PAGE 22
OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND PORTIONS OF GOVERNMENT LOTS 11 AND 12
OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



FMP-64536
SKYE CANYON PHASE 3

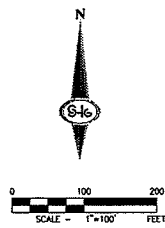


Dept. of Planning
City of Las Vegas
BOOK _____, PAGE 5



LEGEND

---+---+---	PROJECT BOUNDARY
---	ROADWAY CENTERLINE
---	LOT LINE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	EX. CONTOUR (1' INTERVAL)
---	EX. CONTOUR (5' INTERVAL)
---	1.1 PARCEL NUMBER
---	MLA LAND USE DESIGNATION
---	17.39 AC PARCEL AREA (NET)
---	89.55 AC-G PARCEL AREA (GROSS)
---	W2860 WATER ZONE ELEVATION
---	WATER ZONE BOUNDARY
---	EXISTING POWER POLE
---	SECTION LINE
---	1/4 SECTION LINE
---	1/16 SECTION LINE
---	EXISTING UTILITY
---	15.00' PROPOSED STREET GRADE
---	SS SEWER
---	WAT WATER
---	SD STORM DRAIN



PRJ-65791
08/09/16

SLATER
HANIFAN
GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118

PHONE (702) 284-5300 FAX (702) 284-5399

DATE	3/16/2015
DRAFTER	BTW
DESIGNER	JUS
CHECKED	JUS
PROJECT NO.	OLY1401.001

PROFESSIONAL ENGINEER - STATE OF NEVADA

JERRY J. SLATER

Exp. 08/26/2016

Civil

No. 14167

15

SHEET 15 OF 29

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON II

PARENT TENTATIVE MAP

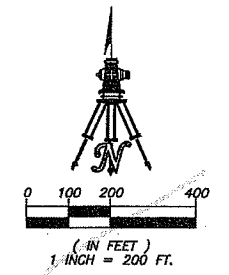
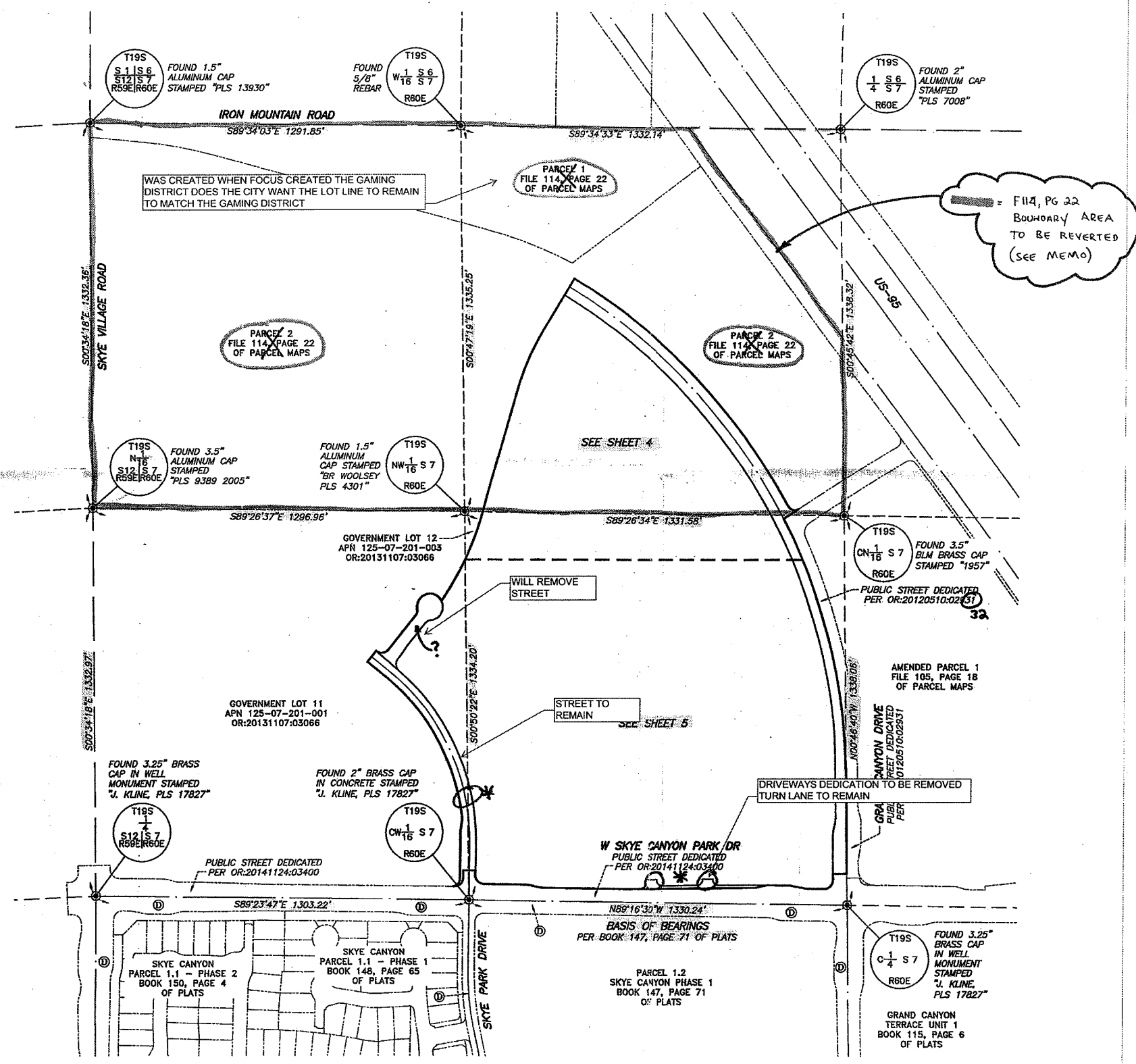
TMP-65803

FINAL MAP OF SKYE CANYON PHASE 3

A COMMERCIAL SUBDIVISION

BEING A MERGER AND RESUBDIVISION OF A PORTION OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 114, PAGE 22 OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND PORTIONS OF GOVERNMENT LOTS 11 AND 12 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

REVISE



LOT TABULATION

COMMERCIAL LOT	1
PUBLIC STREET PARCELS	3
PRIVATE STREET PARCELS	1

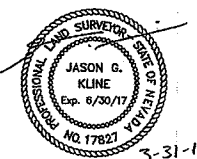
LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	MATCH LINE
	SECTION LINE
	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	ADJOINING PROPERTY LINE
OR:	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
①	PUBLIC STREET DEDICATED PER BOOK 147, PAGE 71 OF PLATS
②	FOUND MONUMENTATION AS SHOWN AND DESCRIBED

MAP REFERENCES

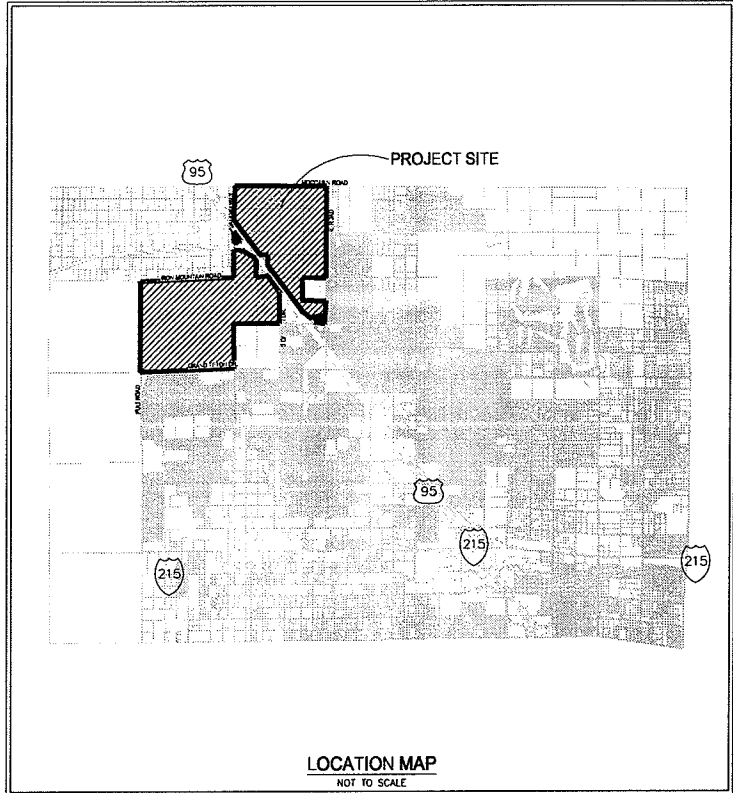
FILE 105, PAGE 18 OF PARCEL MAPS
FILE 114, PAGE 22 OF PARCEL MAPS
BOOK 115, PAGE 6 OF PLATS
BOOK 147, PAGE 71 OF PLATS
BOOK 148, PAGE 65 OF PLATS
BOOK 148, PAGE 67 OF PLATS
BOOK 149, PAGE 53 OF PLATS
BOOK 150, PAGE 4 OF PLATS

RECEIVED
MAY 04 2016
Dept of Planning
City of Las Vegas



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3-30-16 09:33:35
Jeline

SHG-16068



PARENT TENTATIVE MAP

FOR SKYE CANYON II

(FORMERLY KNOWN AS KYLE CANYON GATEWAY)

A MASTER-PLANNED COMMUNITY WITHIN THE CITY OF LAS VEGAS, NEVADA
LOCATED GENERALLY AT THE
NORTHEAST CORNER OF GRAND TETON DRIVE AND PULI ROAD



APN OWNER

1524-01-001	EAST OF 95 LLC
1524-01-002	% OLYMPIA COMPANIES
1524-01-003	11411 SOUTHERN HIGHLANDS
1524-01-004	PARKWAY, SUITE 300
1524-01-005	LAS VEGAS, NV 89141
1524-01-006	WESTLAND LLC
1524-01-007	% OLYMPIA COMPANIES
1524-01-008	11411 SOUTHERN HIGHLANDS
1524-01-009	PARKWAY, SUITE 300
1524-01-010	LAS VEGAS, NV 89141
1524-01-011	WESTLAND LLC
1524-01-012	% OLYMPIA COMPANIES
1524-01-013	11411 SOUTHERN HIGHLANDS
1524-01-014	PARKWAY, SUITE 300
1524-01-015	LAS VEGAS, NV 89141
1524-01-016	WESTLAND LLC
1524-01-017	% OLYMPIA COMPANIES
1524-01-018	11411 SOUTHERN HIGHLANDS
1524-01-019	PARKWAY, SUITE 300
1524-01-020	LAS VEGAS, NV 89141
1524-01-021	WESTLAND LLC
1524-01-022	% OLYMPIA COMPANIES
1524-01-023	11411 SOUTHERN HIGHLANDS
1524-01-024	PARKWAY, SUITE 300
1524-01-025	LAS VEGAS, NV 89141
1524-01-026	WESTLAND LLC
1524-01-027	% OLYMPIA COMPANIES
1524-01-028	11411 SOUTHERN HIGHLANDS
1524-01-029	PARKWAY, SUITE 300
1524-01-030	LAS VEGAS, NV 89141
1524-01-031	WESTLAND LLC
1524-01-032	% OLYMPIA COMPANIES
1524-01-033	11411 SOUTHERN HIGHLANDS
1524-01-034	PARKWAY, SUITE 300
1524-01-035	LAS VEGAS, NV 89141
1524-01-036	WESTLAND LLC
1524-01-037	% OLYMPIA COMPANIES
1524-01-038	11411 SOUTHERN HIGHLANDS
1524-01-039	PARKWAY, SUITE 300
1524-01-040	LAS VEGAS, NV 89141
1524-01-041	WESTLAND LLC
1524-01-042	% OLYMPIA COMPANIES
1524-01-043	11411 SOUTHERN HIGHLANDS
1524-01-044	PARKWAY, SUITE 300
1524-01-045	LAS VEGAS, NV 89141
1524-01-046	WESTLAND LLC
1524-01-047	% OLYMPIA COMPANIES
1524-01-048	11411 SOUTHERN HIGHLANDS
1524-01-049	PARKWAY, SUITE 300
1524-01-050	LAS VEGAS, NV 89141
1524-01-051	WESTLAND LLC
1524-01-052	% OLYMPIA COMPANIES
1524-01-053	11411 SOUTHERN HIGHLANDS
1524-01-054	PARKWAY, SUITE 300
1524-01-055	LAS VEGAS, NV 89141
1524-01-056	WESTLAND LLC
1524-01-057	% OLYMPIA COMPANIES
1524-01-058	11411 SOUTHERN HIGHLANDS
1524-01-059	PARKWAY, SUITE 300
1524-01-060	LAS VEGAS, NV 89141
1524-01-061	WESTLAND LLC
1524-01-062	% OLYMPIA COMPANIES
1524-01-063	11411 SOUTHERN HIGHLANDS
1524-01-064	PARKWAY, SUITE 300
1524-01-065	LAS VEGAS, NV 89141
1524-01-066	WESTLAND LLC
1524-01-067	% OLYMPIA COMPANIES
1524-01-068	11411 SOUTHERN HIGHLANDS
1524-01-069	PARKWAY, SUITE 300
1524-01-070	LAS VEGAS, NV 89141
1524-01-071	WESTLAND LLC
1524-01-072	% OLYMPIA COMPANIES
1524-01-073	11411 SOUTHERN HIGHLANDS
1524-01-074	PARKWAY, SUITE 300
1524-01-075	LAS VEGAS, NV 89141
1524-01-076	WESTLAND LLC
1524-01-077	% OLYMPIA COMPANIES
1524-01-078	11411 SOUTHERN HIGHLANDS
1524-01-079	PARKWAY, SUITE 300
1524-01-080	LAS VEGAS, NV 89141
1524-01-081	WESTLAND LLC
1524-01-082	% OLYMPIA COMPANIES
1524-01-083	11411 SOUTHERN HIGHLANDS
1524-01-084	PARKWAY, SUITE 300
1524-01-085	LAS VEGAS, NV 89141
1524-01-086	WESTLAND LLC
1524-01-087	% OLYMPIA COMPANIES
1524-01-088	11411 SOUTHERN HIGHLANDS
1524-01-089	PARKWAY, SUITE 300
1524-01-090	LAS VEGAS, NV 89141
1524-01-091	WESTLAND LLC
1524-01-092	% OLYMPIA COMPANIES
1524-01-093	11411 SOUTHERN HIGHLANDS
1524-01-094	PARKWAY, SUITE 300
1524-01-095	LAS VEGAS, NV 89141
1524-01-096	WESTLAND LLC
1524-01-097	% OLYMPIA COMPANIES
1524-01-098	11411 SOUTHERN HIGHLANDS
1524-01-099	PARKWAY, SUITE 300
1524-01-100	LAS VEGAS, NV 89141

OWNERS

SECTION 12 LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS
PARKWAY, SUITE 300
LAS VEGAS, NV 89141
M F LAND LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS
PARKWAY, SUITE 300
LAS VEGAS, NV 89141
G LAND LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS
PARKWAY, SUITE 300
LAS VEGAS, NV 89141
EAST OF 95 LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS
PARKWAY, SUITE 300
LAS VEGAS, NV 89141
EASTLAND LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS
PARKWAY, SUITE 300
LAS VEGAS, NV 89141
NORTHLAND LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS
PARKWAY, SUITE 300
LAS VEGAS, NV 89141

DEVELOPER

NINETY-FIVE MANAGEMENT
% OLYMPIA COMPANIES, LLC
11411 SOUTHERN HIGHLANDS
PARKWAY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6555
FX (702) 220-6556

ENGINEER

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

DEVIATIONS FROM STANDARDS

SEE KYLE CANYON GATEWAY DESIGN GUIDELINES.

LAND USE

ZONING	TC - TRADITIONAL DEVELOPMENT DISTRICT
PROPOSED USE	MASTERPLANNED RESIDENTIAL/COMMERCIAL
GROSS ACREAGE	8,150.8
NUMBERED LOTS	66
LETTERED LOTS	51
ONSITE SEWER CONTRIBUTION	
EAST BASIN	3,429 MGD
WEST BASIN	2,656 MGD
TOTAL	6,085 MGD

DISCLAIMER NOTE

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

NOTES

- FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE UPDATED KYLE CANYON TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
- 8,259 MAXIMUM RESIDENTIAL DWELLING UNITS SHOWN HEREON BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
- LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
- SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION TO THIS DEVELOPMENT 4,265 MGD (PEAK).
- ALL LANDSCAPE H.O.A. ENTRY STATEMENTS, AT EACH STREET INTERSECTION, SHALL BE ESTABLISHED BY NINETY-FIVE MANAGEMENT LLC AT A LATER DATE.
- ALL UTILITY SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN AND PER KYLE CANYON MASTER ENGINEERING STUDIES.
- STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
- THIS DEVELOPMENT IS CONTROLLED BY THE SECOND AMENDMENT AND RESTATMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND THE DEVELOPER.
- THERE WILL BE A H.O.A. AND C.C.A.R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE MASTER DEVELOPER.
- LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S).
- EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
- WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE ACCORDING TO AND APPROVED TECHNICAL STUDY.
- SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
- EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED WHERE APPLICABLE.
- ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.L.O.
- ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
- PERMETER WALLS ARE NOT TO EXCEED HEIGHTS INDICATED IN TABLE "A" IN CHAPTER 18.08.110.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KEY MAP & LAND USE TABULATIONS
3-23	TENTATIVE MAP
24	TYPICAL SECTIONS
25-29	CROSS SECTION DRAWINGS PER T19.16.050(J)

PRJ-58484

03/30/15

LEGAL DESCRIPTION

ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- PARCEL 1:
GOVERNMENT LOTS ONE (1) THROUGH SIXTEEN (16), INCLUSIVE, BEING ALL OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.
- PARCEL 2:
GOVERNMENT LOTS NINETEEN (19) THROUGH TWENTY-SIX (26), INCLUSIVE, IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING FROM GOVERNMENT LOT TWENTY-ONE (21) THE FOLLOWING DESCRIBED PARCEL: THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID GOVERNMENT LOT TWENTY-ONE (21), EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IS PRESENTLY EXISTS.
- PARCEL 3:
THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF GOVERNMENT LOT TWENTY-ONE (21) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.
- PARCEL 4:
GOVERNMENT LOT FIFTEEN (15) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.
- PARCEL 5:
GOVERNMENT LOT SIXTEEN (16) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.
- PARCEL 6:
GOVERNMENT LOT FOURTEEN (14) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.
- PARCEL 7:
GOVERNMENT LOT SEVENTEEN (17) IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.
- PARCEL 8:
GOVERNMENT LOTS TWELVE (12), THIRTEEN (13), EIGHTEEN (18), AND TWENTY-SEVEN (27) THROUGH THIRTY (30), INCLUSIVE, IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.
- PARCEL 9:
THAT PORTION OF THE NORTH HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS: PARCEL ONE (1) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 114 OF PARCEL MAPS, PAGE 22, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
- PARCEL 10:
THAT PORTION OF THE NORTH HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS: PARCEL TWO (2) OF THAT CERTAIN PARCEL MAP ON FILE 114 OF PARCEL MAPS, PAGE 22, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS FOR ADDITIONAL RIGHT-OF-WAY ALONG GRAND CANYON DRIVE AND DEANE DRIVE BY A DEED RECORDED MAY 10, 2012, IN BOOK 20120517, AS DOCUMENT NO. 01318, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.
- PARCEL 11:
GOVERNMENT LOT ELEVEN (11) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.
- PARCEL 12:
GOVERNMENT LOT TWELVE (12) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS FOR ADDITIONAL RIGHT-OF-WAY ALONG GRAND CANYON DRIVE AND DEANE DRIVE BY DEED RECORDED MAY 10, 2012, IN BOOK 20120517, AS DOCUMENT NO. 01318, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA. FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY A DEED RECORDED MAY 10, 2012, IN BOOK 20120518, AS DOCUMENT NO. 01318, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.
- PARCEL 13:
GOVERNMENT LOT SIX (6) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.
- PARCEL 14:
GOVERNMENT LOT FOURTEEN (14) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.
- PARCEL 15:
GOVERNMENT LOT SIXTEEN (16) IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE U.S. HIGHWAY 95/RANCHO DRIVE AS IT PRESENTLY EXISTS.

BENCHMARK

BW 7190 TOWNSHIP CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND IRON MOUNTAIN ROAD.
ELEV: 2840.13 FEET (865.67 METERS) (NAVO 1988)

BASIS OF BEARING

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON II

PARENT TENTATIVE MAP

DATE: 3/16/2015

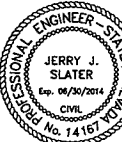
DRAFTER: BTW

DESIGNER: JJS

CHECKED: JJS

PROJECT NO.

OLY1401.001

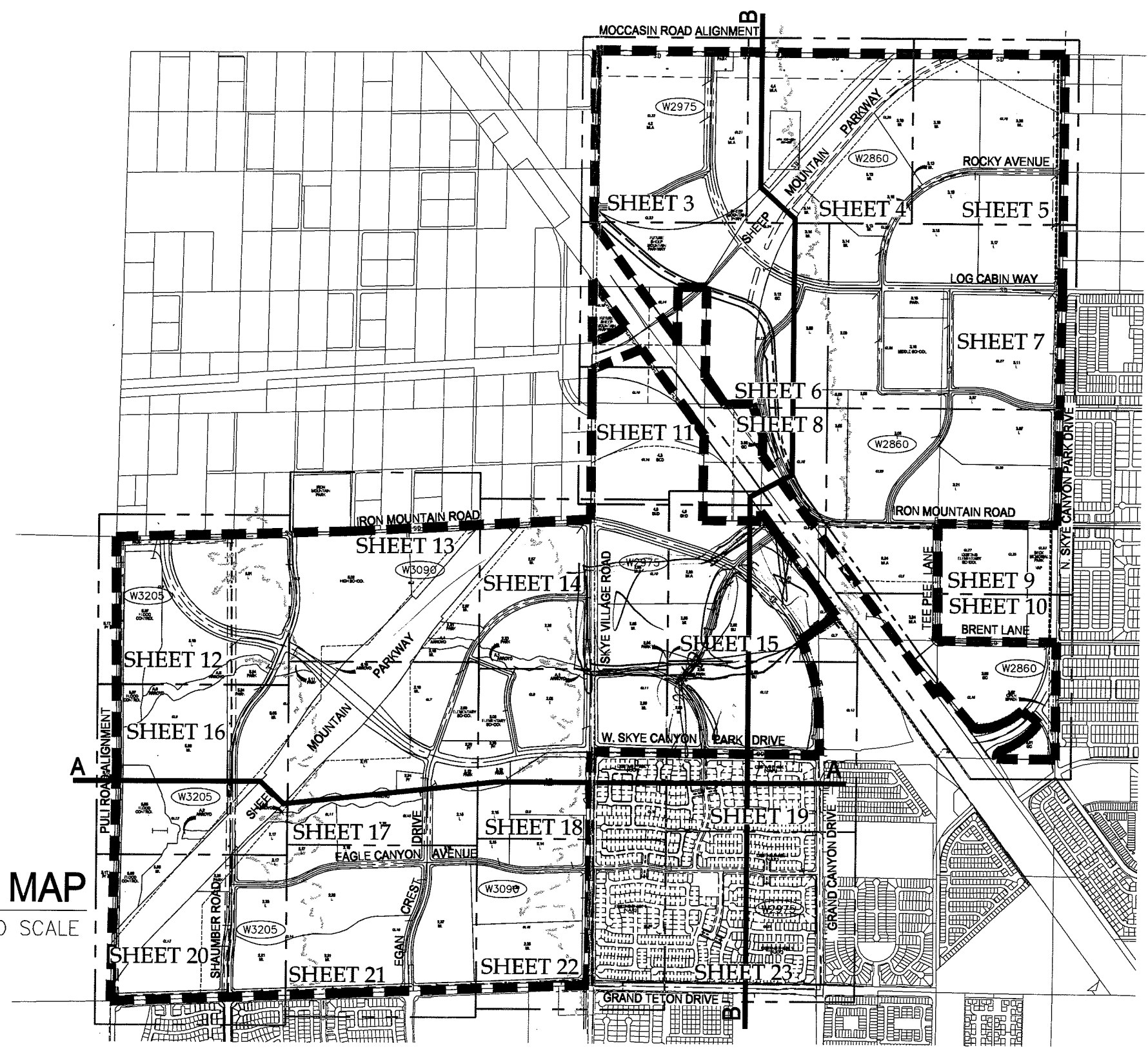


1

SHEET 1 OF 29

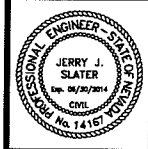
Ver450-001 Sky Canyon phase 3 Infrastructure Plan - Millimeter Scale - in Ver450-001 Issues 3/26/2015 4:23 PM Lindsey Hickert


KEY MAP
NOT TO SCALE



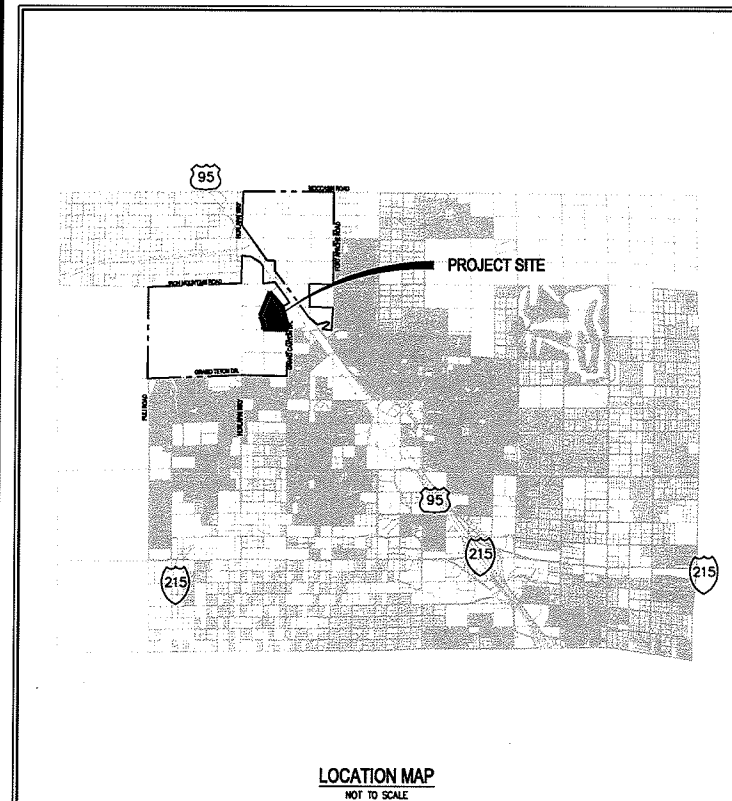
PRJ-58484
03/30/15

FMP-64536
SKYE CANYON PHASE 3

 SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 8740 N. ARVILLE STREET #210, LAS VEGAS, NV 89115 PHONE (702) 264-0300 FAX (702) 264-0309	
NO.	DESCRIPTION
NINETY-FIVE MANAGEMENT LLC	
SKYE CANYON II	
PARENT TENTATIVE MAP	
DATE:	3/16/2015
DRAFTER:	BTW
DESIGNER:	JJS
CHECKED:	JJS
PROJECT NO.	OLY1401.001
	
2	
SHEET 2 OF 29	

SKYE CANYON BLENDED USE LOT 1 COMMERCIAL TENTATIVE MAP

A MASTER-PLANNED COMMUNITY WITHIN THE CITY OF LAS VEGAS, NEVADA
LOCATED GENERALLY AT THE
NORTHWEST CORNER OF GRAND CANYON AND W SKYE CANYON PARK DR



LEGAL DESCRIPTION

PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS CLARK COUNTY NEVADA.

BENCHMARK

BM 71590 7NWS CITY OF LAS VEGAS RIVET AND ROUND PLATE IN
CONCRETE CYLINDER, SOUTHEAST CORNER OF HUALAPAI WAY AND
IRON MOUNTAIN ROAD.
ELEV: 2840.13 FEET (865.67 METERS) (NAVD 1988)

BASIS OF BEARING

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF
THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19
SOUTH, RANGE 59 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF
SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

LAND USE

ZONING	-	TC - TRADITIONAL DEVELOPMENT DISTRICT
PROPOSED USE	-	MASTERPLANNED RESIDENTIAL/COMMERCIAL
GROSS ACREAGE	-	53.3
NUMBERED LOTS	-	2
LETTERED LOTS	-	0
ONSITE SEWER CONTRIBUTION	-	NA
LOT 1	-	NA
LOT 2	-	NA
TOTAL	-	NA

DEVIATIONS FROM STANDARDS

SEE SKYE CANYON GATEWAY DESIGN GUIDELINES.

DISCLAIMER NOTE

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

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED
WITH THE UPDATED SKYE CANYON TRAFFIC STUDY. ALL ROADWAY
CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS
STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE
SKYE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT
STANDARDS. LANDSCAPE MOTIFS TO BE DETERMINED WITH FINAL
GRADING ANALYSIS.
2. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN
LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL
ENGINEERING STUDIES.
3. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS.
MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT: NA, MGD
(PEAK).
4. ALL LANDSCAPE H.O.A. ENTRY STATEMENTS, AT EACH STREET
INTERSECTION, SHALL BE ESTABLISHED BY NINETY-FIVE MANAGEMENT
L.L.C. AT A LATER DATE.
5. ALL UTILITY SERVICES (STUDIES) AND PARCEL ENTRIES TO EACH PARCEL
SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED
DURING FINAL DESIGN AND PER SKYE CANYON MASTER ENGINEERING
STUDIES.
6. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE
DEVELOPMENT AGREEMENT.
7. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND
RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF
LAS VEGAS AND KAG PROPERTY LLC, DATED OCT. 21, 2011.
8. THERE WILL BE A H.O.A. AND C.C.A.R.'S ESTABLISHED FOR THIS
SUBDIVISION BY THE MASTER DEVELOPER.
9. LANDSCAPE EASEMENTS AND LANDSCAPING SHOWN HEREON WILL BE
MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S).
10. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY
SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
11. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS
VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE
ACCORDING TO AND APPROVED TECHNICAL STUDY.
12. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING
FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO
AN APPROVED TECHNICAL STUDY.
13. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED
WHERE APPLICABLE.
14. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS,
OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
15. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL
CORRIDORS.
16. PERIMETER WALLS ARE NOT TO EXCEED HEIGHTS INDICATED IN TABLE
"A" IN CHAPTER 18.08.110.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	CROSS SECTION DRAWINGS PER T19.16.0500.0

RECEIVED

MAY 04 2016

Dept of Planning
City of Las Vegas

TM1
SHEET 1 OF 3

PROJECT NO.
OLY1401.001

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

BLENDED USE LOT 1 COMMERCIAL TENTATIVE MAP

SLATER HANFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

OWNERS

M F LAND LLC
% OLYMPIA COMPANIES
11411 SOUTHERN HIGHLANDS
PARKWAY, SUITE 300
LAS VEGAS, NV 89141

DEVELOPER

NINETY-FIVE MANAGEMENT
LLC
% OLYMPIA COMPANIES, LLC
11411 SOUTHERN HIGHLANDS
PARKWAY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565
FX (702) 220-6566

ENGINEER

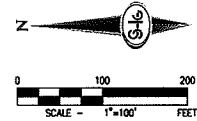
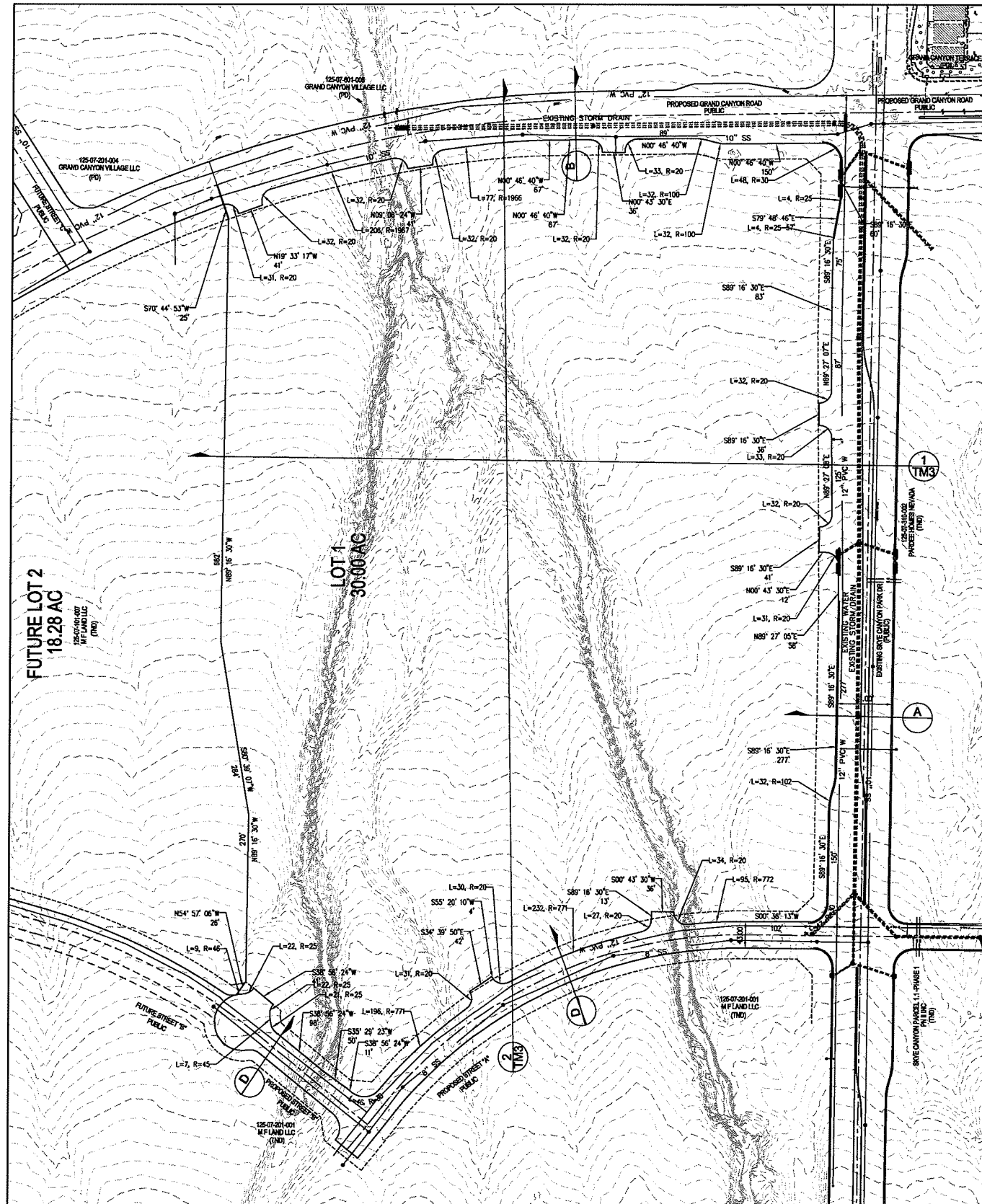
SLATER HANFAN GROUP
5740 S. ARVILLE ST SUITE
216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

APNs

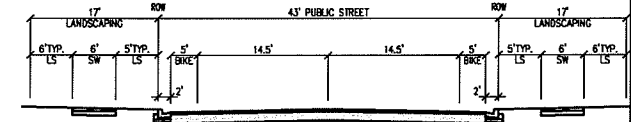
125-07-201-003
125-07-101-007
125-07-201-001

L:\941002-000\941002.dwg 3/20/2016 11:41 AM Ben Morris

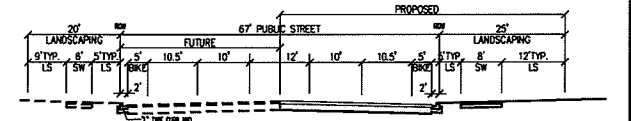
BLENDED USE LOT 1 COMMERCIAL TENTATIVE MAP



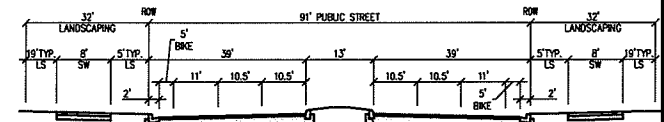
FMP-64536
SKYE CANYON PHASE 3



D. MINOR COLLECTOR STREET WITH BIKE LANES



B. MAJOR COLLECTOR HALF STREET WITH TRAIL
GRAND CANYON NORTH OF W SKYE CANYON PARK



A. EXISTING ARTERIAL STREET

RECEIVED

TM2
SHEET 2 OF 3

Dept of Planning
City of Las Vegas

S-I-E **SLATER HANIFAN GROUP**
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #210, LAS VEGAS, NV 89118
PHONE (702) 264-4306 FAX (702) 264-5389

[illegible]

LAS VEGAS, NV	MAP	NO.

NINETY-FIVE MANAGEMENT LLC

SKYE CANYON

BLENDING USE LOT 1 COMMERCIAL TENTATIVE MAP

DATE:
DRAFTER: BRM
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.

VED

TM2
SHEET 2 OF 3

E:\oly1802-000 skye canyon phase 3\dwg\entitlements\tmop2.dwg 2/20/2018 11:42 AM Ben Morris

BLENDING USE PHASE TENTATIVE MAP

FMP-64536
SKYE CANYON PHASE 3

RECEIVED

MAY 04 2016

~~Dept of Planning
City of Las Vegas~~

NINETY-FIVE MANAGEMENT LLC SKYE CANYON BLENDED USE PHASE TENTATIVE MAP		SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118 PHONE (702) 284-5300 FAX (702) 284-5399	
DATE:		APP.	
DRAFTER: BRM		DATE	
DESIGNER: BRM		BY	
CHECKED: BRM		DESCRIPTION	
PROJECT NO.		NO.	
TM3 SHEET 3 OF 3			

Daniel Donley

From: Steve Swanton
Sent: Monday, November 21, 2016 10:23 AM
To: Daniel Donley
Subject: FW: Final Map 64536 - Skye Canyon II Phase 3

FYI



Steve Swanton, AICP | Senior Planner
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
Voice: (702) 229-4714 | Fax: (702) 474-7463

lasvegasnevada.gov



From: Tom Burkart
Sent: Thursday, November 17, 2016 4:40 PM
To: Lucien Paet
Cc: Peter Lowenstein; Steve Swanton; Steve Gebeke
Subject: RE: Final Map 64536 - Skye Canyon II Phase 3

Thanks for the summary Lucien.

Pete/Steve(s),

Debi Guma with Olympia Companies stopped me in the hall earlier today after attempting to get ahold of one of you three to see if you could assist with the issue Lucien summarized below.

Debi stated she would be in Monday morning to submit the map copies for distribution and review that Lucien noted below, but she was concerned that in doing so she may be turned away by Planning because upon initial discussion with Dan he thought a brand new application would be required versus the revision option suggested below. She is trying to obtain confirmation that this option would be acceptable to Planning, and if so, whether an affirmative email could be sent to the Front Counter folks so they were agreeable to accepting the plans.

I'm really in the dark on the specifics of this project which is why I asked Lucien to summarize his discussions with Debi and DEVCO on the issue/possible solution. So if you require more information about the specifics of this issue, I have included Debi's contact info below:

Debi Guma
Project Coordinator
Olympia Companies LLC
702-287-6610 (cell)
702-220-6565 (office)
dguma@olympiacompanies.com

From: Lucien Paet
Sent: Thursday, November 17, 2016 3:54 PM
To: Tom Burkart
Cc: Peter Lowenstein
Subject: FW: Final Map 64536 - Skye Canyon II Phase 3

Hi Tom,

The email chain I talked to you about is for another Skye Canyon map (2.35).

This email string is all I have on map we talked about. Basically the DS is approved. They need to submit brand new copies for everyone to review since the last time we reviewed it, it was a differently (larger) parcel. They got all the signatures on the Mylar cover sheet, but the mylar cover sheet has a vicinity map showing the larger parcel. I suggested that they could just erase the area on the vicinity map of the mylar for area that is no longer a part of their current map and we would be good with it because we're still going to review the map before it can record. I also suggested that they have some proof that the outside agencies who already signed off on the map (as it used to be) provide some kind of sign off on the new map.

Thanks,



Lucien Paet | Engineering Project Manager
Department of Public Works
Transportation Engineering Division
Development Services Center (DSC) 8th Floor
333 N Rancho Dr. Las Vegas, Nevada 89106
702-229-6145
lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Oh-Sang Kwon
Sent: Tuesday, November 15, 2016 5:21 PM
To: Lucien Paet
Cc: Bart Anderson; Roger Bailey; Victor Bolanos
Subject: RE: Final Map 64536 - Skye Canyon II Phase 3

Thank you,



Oh-Sang Kwon, P.E. | Engineering Project Manager
Department of Public Works
333 North Rancho Drive | Las Vegas, NV 89106
702-229-1815 | 702-379-9491



From: Lucien Paet
Sent: Tuesday, November 15, 2016 4:51 PM
To: Oh-Sang Kwon
Cc: Bart Anderson; Roger Bailey; Victor Bolanos
Subject: FW: Final Map 64536 - Skye Canyon II Phase 3

Hi Oh-sang,

In Skye Canyon, we have a condition on the Parent TMP that the DS study or updates must be approved prior to recordation of each Final Map (see condition #1 of devco comments). Is the Smith's site DS approved? Should we be holding the FMP recordation for the Smith's site if the DS isn't approved?

Thanks,



Lucien Paet | Engineering Project Manager
Department of Public Works
Transportation Engineering Division
Development Services Center (DSC) 8th Floor
333 N Rancho Dr. Las Vegas, Nevada 89106
702-229-6145
lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: James VonTobel
Sent: Tuesday, November 15, 2016 3:32 PM
To: Steve Swanton
Cc: Lucien Paet
Subject: FW: Final Map 64536 - Skye Canyon II Phase 3

Alan is going to tell Jason Klien to contact planning concerning this change. Just thought I would give you a heads up about this.

From: Jason Kline [<mailto:jkline@WMKSURVEYING.COM>]
Sent: Tuesday, November 15, 2016 1:58 PM
To: Randy Mrowicki; James VonTobel; Alan Riecki
Cc: Bobby Williamson (bwilliamson@olympiacompanies.com); Debi Guma (dguma@olympiacompanies.com); Ben Morris (bmorris@shg-inc.com); Rhonda Miller (rmiller@shg-inc.com)
Subject: FW: Final Map 64536 - Skye Canyon II Phase 3

Good afternoon guys, since receiving the attached comments for this project back in June, a couple of things have changed:

First, a new land plan was approved and it actually separated this parcel into 2 pieces, a residential piece (north) and a commercial piece (south). We had heard from someone at the City that we would no longer be able to record the map in its current state (a single lot from the previous land plan) so we have revised the map to just be the commercial part. It is still a single lot but the boundary, map title and legal have been updated accordingly.

Then, based on comments received on the drainage study, we added language to the owner's cert to grant a blanket easement on the entire site (not lying within any buildings) as an interim condition, but also added 2 separate drainage easements that cross the site as the ultimate condition.

I've attached the latest version of this final map for reference. The last I heard was we cannot resubmit the map until the drainage study is approved. Can you confirm if that is the case? Also, do we need to treat this as a new submittal (16 sets) or a resubmittal? This map has now become a critical item for Olympia and they are looking at getting things moving again.

Please let us know at your earliest convenience. Thanks -Jason

From: Jewlia Springer [<mailto:JSPRINGER@LasVegasNevada.GOV>]

Sent: Wednesday, June 01, 2016 3:03 PM

To: Bart Anderson; Carman Burney; Daniel Donley; Lucien Paet; Peter Lowenstein; Roger Bailey

Cc: Jason Kline

Subject: Final Map 64536 - Skye Canyon II Phase 3

For your records.

-
Mr. Kline,

There are also redlines to be picked up.



Thanks.

*J. Springer, Administrative Support Assistant
City of Las Vegas | Dept. of Public Works*

Development Service Center (DSC) 7th Floor

333 North Rancho Drive | Las Vegas, Nevada 89106

Work: 702-229-2267 | Link: www.lasvegasnevada.gov

"Building Community to Make Life Better"

Your opinion is important! Click [here](#) to take a short survey.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: JASON KLINE, PLS
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR RWM
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
M F LAND L L C - % NINETY FIVE MGT L L C~% D HE
JASON KLINE, PLS - WALLACE MORRIS KLINE

Date: May 31, 2016

RE: **FINAL MAP 64536 - SKYE CANYON II PHASE 3**

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.**

770450 CURRENT PL Status: Denied May 19, 2016

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

Department of Planning staff has denied your request for technical review of the subject final map, as it is not in conformance with the approved Tentative Map of Skye Canyon II (TMP-58560). The Final Map shall be revised as required and a blue line copy submitted for review prior to the submittal of the original Mylar for signature by the city.

1. The file number "FMP-64536" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The title of this map shall be amended to read "Skye Canyon II" to match the approved Tentative Map. The change shall be applied on all sheets.
3. The director's certification and signature box will need to be amended to read as shown below.

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

DATE

4. Tentative Map (TMP-~~58484~~) was approved with a street extending along the west boundary of the proposed lot labeled street "D". The approved Tentative Map did not show a cul-de-sack

terminating street "D" and therefore would need to be amended. The approved street "D" must be shown or removed completely with only a property line shown and then be dedicated with a later map.

- ✓ 5. The location of this lot is designated for a commercial subdivision. Provide a note granting perpetual and irrevocable common parking and access rights throughout the entire subdivision.

770451 DEVCO Status: Conditional Approval May 31, 2016

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 has been submitted but has not been approved to date.

CONDITIONS OF APPROVAL:

1. Per Condition #18 of TMP-58560, the submitted Drainage Plan and Technical Drainage Study shall be approved by the Flood Control Section of the Department of Public Works prior to recordation of this Final Map.
2. Per Title 19.16.060.W.1, add a note to the Final Map stating "All lots created by this Final Map shall have perpetual, irrevocable common access rights to all driveways servicing this overall site unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.
3. Onsite sewer shall be private and per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
4. Per Title 19.16.060.W.3, all subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.
5. On sheet 4, note "D" is incorrectly placed within a driveway. Driveways are not public rights of way.
6. The private cul-de-sac shown on the west side cannot be mapped unless it conforms to the approved Land Use Plan in the Skye Canyon Development agreement. If approved, it should be labeled as a common lot to be maintained by the Master Homeowner's Association and note "P" shall be revised to read: "Private Street Easement in favor of Assessor Parcel Number 125-07-201-001 created per this plat." No Public Sewer Easement is required at this location.
7. Include the Final Map number, FMP-64536, above the Recorder's Block on the cover sheet.
8. Site development to comply with all previous conditions of approval for the Skye Canyon II Parent Tentative Map (TMP-58560) and all other site related actions.

770452 SURVEY Status: Denied May 24, 2016

RWM ✓

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

NRS 278.490 (1) requires that an existing lot or parcel be included in its entirety within the boundaries of a merger and re-subdivision map. The limits of this proposed Commercial Subdivision plat do not follow the existing platted parcel lines. As a pre-requisite to this commercial subdivision plat, and as a separate submittal to the City of Las Vegas, a reversionary Parcel Map to revert Parcel 1 and Parcel 2 of File 114, Page 22 of Parcel Maps is required to be recorded prior to FMP-64536. That action will subsequently cause this final map Title, Title Block and Legal Description preamble to be revised.

After incorporation of CLV DEVCO comments related to roadway requirements, please revise the legal description and acreage, public street dedication area, private street area and Lot 1 acreage.

Please correct miscellaneous errors and / or omissions as shown on the redlines.

End of Comments.



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKY Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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



/city of las vegas

September 14, 2016

Mr. Marc Bolduc
East of 95, LLC
11411 Southern Highlands Parkway, Ste. 30
Las Vegas, Nevada 89141

**RE: TMAP-65803 [PRJ-65791] – TENTATIVE
PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2016**

Dear Applicant:

Your request for a Tentative Map FOR A PROPOSED 86-LOT MIXED USE SUBDIVISION on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive (Multiple APNs), T-D (Traditional Development) Zone, Ward 6 (Ross) [PRJ-65791], was considered by the Planning Commission on September 13, 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 Skye Canyon Development Agreement (DIR-63962) as approved on July 20, 2016 and related exhibits, including the Skye Canyon Development Standards and Skye Canyon Parks Agreement.
3. ✓ Prior to the recordation of a Final Map, the land use designation of parcels 2.23 A and B shall be identified as ML (Residential Medium-Low) in accordance with the approved Skye Canyon Land Use Plan.
4. Prior to the recordation of a Final Map, the duplicate parcel 2.05 shall be revised to parcel 2.03 in accordance with the approved Skye Canyon Land Use Plan.
5. Street names must be provided in accordance with the City's Street Naming Regulations, except as approved through separate action and conforming to the conditions of approval of such action. Successive Development Phase Final Maps based on this Parent Tentative Map shall reflect the currently approved street names at the time of recordation.

New TMAP 65803
~~65803~~ 9-13-16
LU Split. 63
64

SKYE
CANYON
TRAILS

6. All future child tentative maps proposed within the boundaries of this parent tentative map shall clearly indicate the locations and segments of all trails identified by the Trails Element of the Las Vegas 2020 Master Plan, the Skye Canyon Parks Agreement, and the Skye Canyon Development Standards.
7. All future child tentative maps proposed within the boundaries of this parent tentative map shall provide perimeter wall details and elevations in conformance with the standards and procedures contained within the Skye Canyon Development Standards.
8. Technical landscape plans for the perimeter of Developer Builder Parcels contained within the boundaries of this tentative map shall be submitted concurrent with submittal of future child tentative maps for Developer Parcels.
9. 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.
10. Development for the Active Adult Parcels (Parcels 3.14 and 3.15) shall be in accordance with the Skye Canyon Development Agreement as revised on July 20, 2016.
11. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

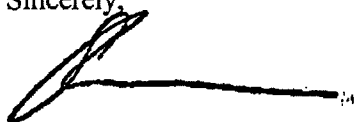
12. Per Sections 7.06 and 7.07 of the Development Agreement, Phased Final Maps and Designated Builder Parcels on the Land Use Plan that are encumbered with conflicting easements cannot be submitted until the conflict has been resolved through the methods described in the related Development Agreement sections.
13. Dedicate all Village Street public right of way including appropriate radius corners, right turn/dual lefts (Standard Drawing #201.1), transitions and bus turnouts (Standard Drawing # 234.1 and or #234.3) as required by the approved Traffic Study along with any approved updates concurrent with each Final Map that includes these required dedications.
14. Grant Pedestrian Access Easements to the City of Las Vegas for all public sidewalks located outside of the public right-of-way concurrent with the recordation of each Final Map for this site. Additionally, grant Equestrian Trail Easements and other Multi-Use Non-Equestrian Trail Easements on each Final Map where such Trails are required by the Development Agreement.

15. Each Final Map by the Master Developer shall grant all Traffic Signal Chord Easements, Streetlight Easements, Public Drainage Easements, and Public Sewer Easements and any other public easements for locations of public facilities that are not within the public right of way concurrent with a Final Map that includes areas where these easements are required. Easements across common lots shall be granted for access and public infrastructure to support individual "Pod" development concurrent with each Final Map that proposed to create "Pod" developments.
16. A Master Sanitary Sewer Study that matches the approved Land Use Plan for the Skye Canyon Development must be approved prior to the recordation of a Final Map for this site. An update to the Master Sanitary Sewer Study must be approved, if required, by the Department of Public Works prior to the recordation of each Final Map for this site.
17. Per Section 3.04.c of the Development Agreement, a minimum two lanes of asphalt pavement on all village streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Phased construction by the Master Developer of required Village Streets shall conform to the requirements within the Development Agreement.
18. Prior to the approval of access points for Parcels 2.20, 2.21, and 2.35, design drawings stamped by a Civil Engineer of the Shaumber Road/Grand Teton Drive intersection must be submitted to and approved by Nevada Power Company and the City Traffic Engineer. The Final Map shall dedicate all appropriate right-of-way required to support this engineered solution. In addition, any expenses involved in moving Nevada Power poles or power facilities to accommodate the agreed upon solution shall be bonded by the Master Developer prior to recordation of the Final Map that includes this intersection unless a Special Improvement District (SID) including power facility relocations are approved and funded. The bond shall be released upon the SID being approved and funded.
19. Each new driveway or proposed access point on to Village Street shall be required to have a Site Visibility Restriction Zone (SVRZ) Analysis performed per American Association of State Highway and Transportation Officials (AASHTO) Standards prior to receiving approval for each access point. SVRZs shall be shown on all individual "Pod" developments. Restriction for items allowed within SVRZ shall be: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained". Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.

20. All 40-foot wide right of way streets (back of curb to back of curb dimension) will need to be "flared" with curb transitions where they intersect other 40-foot wide right of way streets to provide an adequate receiving lane for vehicles turning onto the narrowed 40-foot rights-of-ways.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of each Final Map which creates individual "Pod" Developments or the submittal of any construction drawings proposing to construct Village Street, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plans/studies. The Master 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 Plans/Studies concurrent with development of this site.
22. Site development to comply with the approved Skye Canyon Development Agreement and Design Guidelines, the approved Master Traffic, Drainage and Sewer Studies and all approved updates to these studies, and all other applicable site-related actions.
23. 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 additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Final Map. 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 **September 13, 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 **September 20, 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. Chelsea Jensen
Slater Hanifan Group
5740 S. Arville St., Ste. 216
Las Vegas, Nevada 89118

Mr. Marc Bolduc
Ninety Five Management, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141

Mr. Marc Bolduc
Eastland, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141

Mr. Marc Bolduc
MF Land, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141

Mr. Marc Bolduc
Northland, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141

Mr. Marc Bolduc
Section 12, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141



**LAS VEGAS VALLEY
WATER DISTRICT**

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

December 29, 2016

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

SUBJECT: WATER AVAILABILITY FOR A COMMERCIAL SUBDIVISION
FMP-64536, SKYE CANYON II PHASE 3 (PROJECT 124707)
A.P. N. 125-07-201-001 AND 125-07-201-003

The Las Vegas Valley Water District (District) has reviewed the subject commercial 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 limited water commitment of 1.0 acre-feet/year for the purpose of recording the map may be provided to the commercial subdivision when all requirements of the District's Service Rules are met. Please verify the following text has been placed on the original map prior to recording:

Recordation of this subdivision map will establish a limited commitment from the Las Vegas Valley Water District as follows:

LOT/BLOCK

ACRE-FEET/YEAR

1

1.0

Please add the following note to the final map:

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.

In addition, easement(s) by separate document will be required for each District service point prior to civil plan approval.

Developer: Please be advised

Prior to LVVWD approving the installation of new water facilities, CC&Rs must be approved by LVVWD and recorded. Per Section 6 of the Service Rules, it is LVVWD's intent to separately meter all services for each dwelling unit, public, quasi-public, commercial and/or industrial

occupancy; that interconnections and expansion of on-site systems to serve adjacent parcels are not allowed, and parcels with proof of CC&Rs with a property management payment of communal services may be exempted from such a requirement and allowed to cross parcel lines with services. A copy of the preferred language LVVWD will expect to see included in the CC&Rs has been provided to the Developer with this letter.

Should you have any questions, please contact me at (702) 822-8348, and reference **FMP-64536**.

Sincerely,

A handwritten signature in black ink, appearing to read "Dianne Ocon". The signature is fluid and cursive, with the first name "Dianne" being more prominent than the last name "Ocon".

Dianne Ocon, E.I., Engineering Services Supervisor
Engineering Services Division

DO/do

Attachment: CC&R/REA Language

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Wallace Morris Kline
Slater Hanifan Group
MF Land, LLC



**LAS VEGAS VALLEY
WATER DISTRICT**

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

December 29, 2016

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

SUBJECT: WATER AVAILABILITY FOR A COMMERCIAL SUBDIVISION
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LOT/BLOCK

ACRE-FEET/YEAR

1

1.0

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In addition, easement(s) by separate document will be required for each District service point prior to civil plan approval.

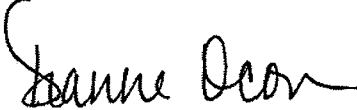
Developer: Please be advised

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occupancy; that interconnections and expansion of on-site systems to serve adjacent parcels are not allowed, and parcels with proof of CC&Rs with a property management payment of communal services may be exempted from such a requirement and allowed to cross parcel lines with services. A copy of the preferred language LVVWD will expect to see included in the CC&Rs has been provided to the Developer with this letter.

Should you have any questions, please contact me at (702) 822-8348, and reference **FMP-64536**.

Sincerely,

A handwritten signature in black ink, appearing to read "Dianne Ocon". The signature is fluid and cursive, with the first name "Dianne" and last name "Ocon" clearly distinguishable.

Dianne Ocon, E.I., Engineering Services Supervisor
Engineering Services Division

DO/do

Attachment: CC&R/REA Language

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Wallace Morris Kline
Slater Hanifan Group
MF Land, LLC

CC&R/REA Language:

Pursuant to the Water Service Rules (as the same may be amended from time to time, the "Service Rules") of the Las Vegas Valley Water District ("District"), Declarant acknowledges that existing or contemplated water facilities, including, without limitation, pipelines, meters, valves, fire hydrants, and associated appurtenances for fire service, domestic service, and irrigation service, including, without limitation, gauges, foundations, backflow prevention assemblies, and vaults (collectively, the "Water Facilities") are necessary to allow for continuous water service to the fire systems of each of the buildings, suites, and Parcels located within the boundaries of the Development. As used in this Section, the term "Parcel" shall mean any legal parcel or defined division of land existing or to be created within the boundaries of the Development, whether created through the standard parcel mapping or subdivision process, or whether through a record of survey or air space parcel certification (if permitted as a commercial subdivision), and the term "Development" shall mean all real property (including, for the purpose of clarity, air space estates) subject to this Declaration.

Declarant hereby desires to establish reciprocal rights of access, use, maintenance, and operation of the Water Facilities for the benefit of each of the Parcels. In order to ensure that the Water Facilities are maintained for the individual benefit of each Parcel, and for the collective benefit of all Parcels, Declarant, for and on behalf of itself and its successors-in-interest with respect to the ownership of each Parcel, hereby covenants and agrees as follows:

1. Grant of Easements. Each Parcel hereby grants: (i) to each other Parcel, a perpetual and non-exclusive easement for the inspection, maintenance, operation, use, repair, and improvement of the Water Facilities, and for reasonable access rights thereto and (ii) to District, a perpetual and non-exclusive easement for the inspection, operation, and use of such Water Facilities, and for reasonable access rights thereto; for the purpose of clarity, District shall have no right or obligation to repair, improve, or maintain the Water Facilities. The easement granted in this paragraph shall not be deemed to amend or replace any prior or future specific easements granted by or over a Parcel to District.
2. No Interference. No owner of a Parcel shall prohibit, disrupt, or otherwise interfere with the inspection, use, operation, maintenance, or repair of the Water Facilities, including, without limitation, by denying or unreasonably restricting access to the Water Facilities, or by curtailing, obstructing, or otherwise adversely impacting the flow of water through the Water Facilities.
3. No Alteration Without Consent. No removal, reconfiguration, or modification to the Water Facilities shall be made without having first obtained the District's prior written consent, which consent may be withheld in District's reasonable discretion.
4. Payment of Fees; Lien Rights. The Association shall be deemed the District's customer for the entirety of the Development, and the Association shall have the initial responsibility to pay all utility charges and fees related to the Water Facilities and for water service. Each owner of a Parcel acknowledges that in the event that the Association fails to timely pay all fees and charges related to the Water Facilities and water service, that District shall have, among other rights, the right to lien any or all Parcels, or shut off water service to any or all Parcels, and that in the event that District exercises such lien rights, each Parcel shall be responsible, on a joint and several basis with each other Parcel, for all charges and fees related to the Water Facilities and water service. For the purposes of this paragraph,

the term "Association" shall mean the property owners' association established for the Development, if any shall exist, and if no such property owners' association has been established, then the term Association shall mean, on a joint and several basis, all owners of all Parcels within the Development.

5. Remedies; Specific Performance; Attorneys' Fees. In the event of a breach of this Section by an owner of a Parcel, any other Parcel, or District, shall have the right to seek, among other remedies available at law or in equity, specific performance in order to compel compliance with this Section. Declarant, for and on behalf of itself and its successors-in-interest with respect to the ownership of each Parcel, acknowledges and agrees that the easements granted in this Section are a real property right, and that monetary damages alone may not be sufficient to cure a breach of this Section. Accordingly, each Parcel hereby consents to the use of specific performance as a nonexclusive remedy for a breach of this Section, and each Parcel hereby agrees that this provision may be pled as full and sufficient grounds for specific performance in any action seeking to enforce this Section. The prevailing party in any action seeking to enforce this Section shall be entitled to recover its costs. As used in the prior sentence, costs shall mean all pre-award expenses of litigation, mediation, and/or arbitration, including, but not limited to, the arbitrator's and/or mediator's fees, administrative fees, travel expenses, out-of-pocket expenses such as copying and telephone, court costs, witness fees, and attorneys' fees (including allocated costs and fees of in-house counsel).

Declarant intends that the restrictions set forth in this Section shall be deemed real covenants and equitable servitudes running with the land and benefitting and burdening each respective Parcel in perpetuity. The rights and obligations granted in this Section may be enforced by any owner of a Parcel as against any other owner of a Parcel, and such rights and obligations may also be enforced by District as an express third-party beneficiary of this Section. Declarant acknowledges, on behalf of itself and all future owners of any Parcel, that the Development is subject to the Service Rules, which are hereby incorporated into this Declaration by reference. Notwithstanding anything to the contrary contained in this Declaration, the terms and conditions of this Section may not be terminated or amended without the prior written consent of District, which may be withheld in District's reasonable discretion, and any amendments to this Section (including a termination of this Section) without the District's prior written request shall be deemed to have no force or effect and *void ab initio*.



**LAS VEGAS VALLEY
WATER DISTRICT**

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

November 10, 2016

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

SUBJECT: **WILL SERVE: COMMERCIAL SUBDIVISION MAP WATER COMMITMENT**
FMP-64536, SKYE CANYON II PHASE 3
PROJECT NO.: 124707, A.P.N.: 125-07-101-007, 125-07-201-001 & 003

The Las Vegas Valley Water District (LVVWD) has reviewed the subject commercial subdivision map. Our records indicate the project qualifies for a water commitment in accordance with the LVVWD Service Rules. Please verify the following text has been placed on the original map prior to recording:

Recordation of this subdivision map will establish a limited water commitment from the LVVWD as follows:

LOT/BLOCK
1

ACRE-FEET/YEAR
1.0

The limited water commitment established by this letter is intended to allow only for the recordation of the subject map. The water commitment required for the development of the site will be obtained through the building permit process or the process in effect at the time of plan approval, per the LVVWD Service Rules.

Should you have any questions, please contact Marie Denison at 702-822-8404.

Sincerely,

FOR [Signature]
Doa J. Meade, P.E., Manager
Engineering Services Division

DJM/MAD/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
Wallace Morris Kline
MF Land LLC



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: JASON KLINE, PLS
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR RWM
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
M F LAND L L C - % NINETY FIVE MGT L L C~% D HE
JASON KLINE, PLS - WALLACE MORRIS KLINE

Date: May 31, 2016

RE: **FINAL MAP 64536 - SKYE CANYON II PHASE 3**

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.**

770450 CURRENT PL Status: Denied May 19, 2016

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

Department of Planning staff has denied your request for technical review of the subject final map, as it is not in conformance with the approved Tentative Map of Skye Canyon II (TMP-58560). The Final Map shall be revised as required and a blue line copy submitted for review prior to the submittal of the original Mylar for signature by the city.

1. The file number "FMP-64536" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. The title of this map shall be amended to read "Skye Canyon II" to match the approved Tentative Map. The change shall be applied on all sheets.
3. The director's certification and signature box will need to be amended to read as shown below.

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

DATE

4. Tentative Map (TMP-58484) was approved with a street extending along the west boundary of the proposed lot labeled street "D". The approved Tentative Map did not show a cul-de-sack

terminating street "D" and therefore would need to be amended. The approved street "D" must be shown or removed completely with only a property line shown and then be dedicated with a later map.

5. The location of this lot is designated for a commercial subdivision. Provide a note granting perpetual and irrevocable common parking and access rights throughout the entire subdivision.

770451 DEVCO Status: Conditional Approval May 31, 2016

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 has been submitted but has not been approved to date.

CONDITIONS OF APPROVAL:

1. Per Condition #18 of TMP-58560, the submitted Drainage Plan and Technical Drainage Study shall be approved by the Flood Control Section of the Department of Public Works prior to recordation of this Final Map.
2. Per Title 19.16.060.W.1, add a note to the Final Map stating "All lots created by this Final Map shall have perpetual, irrevocable common access rights to all driveways servicing this overall site unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.
3. Onsite sewer shall be private and per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
4. Per Title 19.16.060.W.3, all subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.
5. On sheet 4, note "D" is incorrectly placed within a driveway. Driveways are not public rights of way.
6. The private cul-de-sac shown on the west side cannot be mapped unless it conforms to the approved Land Use Plan in the Skye Canyon Development agreement. If approved, it should be labeled as a common lot to be maintained by the Master Homeowner's Association and note "P" shall be revised to read: "Private Street Easement in favor of Assessor Parcel Number 125-07-201-001 created per this plat." No Public Sewer Easement is required at this location.
7. Include the Final Map number, FMP-64536, above the Recorder's Block on the cover sheet.
8. Site development to comply with all previous conditions of approval for the Skye Canyon II Parent Tentative Map (TMP-58560) and all other site related actions.

770452 SURVEY Status: Denied May 24, 2016

RWM ✓

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

NRS 278.490 (1) requires that an existing lot or parcel be included in its entirety within the boundaries of a merger and re-subdivision map. The limits of this proposed Commercial Subdivision plat do not follow the existing platted parcel lines. As a pre-requisite to this commercial subdivision plat, and as a separate submittal to the City of Las Vegas, a reversionary Parcel Map to revert Parcel 1 and Parcel 2 of File 114, Page 22 of Parcel Maps is required to be recorded prior to FMP-64536. That action will subsequently cause this final map Title, Title Block and Legal Description preamble to be revised.

After incorporation of CLV DEVCO comments related to roadway requirements, please revise the legal description and acreage, public street dedication area, private street area and Lot 1 acreage.

Please correct miscellaneous errors and / or omissions as shown on the redlines.

End of Comments.

Daniel Donley

From: Ben Morris <bmorris@shg-inc.com>
Sent: Tuesday, June 07, 2016 3:33 PM
To: Daniel Donley
Subject: FW: Final Map 64536 - Skye Canyon II Phase 3
Attachments: scan0895.pdf; H64536 R1.pdf

Lucien, Bart, Peter, Don,

Just want to make sure before we resubmit the map the following matches your comment intentions.

Planning
Comment 1, 3 and 5 noted

Comment 2 - Map will be names
"Skye Canyon II Phase 3"

Comment 4 - we will remove the Cul da sac. The other street on the west side will remain. See attached.

Devco

Comment 1-5, 7, 8 noted

Comment 6 - we will remove the Cul da sac. The other street on the west side will remain. See attached.

The final comment about the reversionary map.

I agree we should probably revert parcel 1 and 2 but parcel 1 was created to make the Gaming District an accessor parcel lots.

The curve was altered and the street reduced when Carwin controlled the property.

If we revert it to acres the gaming district will be on a portion of the reverted land.

Is this an issue for the city.

Thanks,

Ben Morris, P.E.
Project Manager

702-284-5300

SLATER HANIFAN GROUP

"The Benchmark of Our Profession."

LAS VEGAS
5740 S. ARVILLE STREET #216
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FAX: (702) 284-5399
www.shg-inc.com

PHOENIX
11801 N. TATUM BLVD. #123
PHOENIX, AZ 85028
PHONE: (602) 687-9664

LAKE HAVASU CITY
60 S. ACOMA BLVD. #C104
LAKE HAVASU CITY, AZ 86403
PHONE: (928) 202-4104
FAX: (602) 483-1007

From: Jason Kline [<mailto:jkline@WMKSURVEYING.COM>]

Sent: Wednesday, June 01, 2016 3:46 PM

To: Marc Bolduc (mbolduc@olympiacompanies.com) <mbolduc@olympiacompanies.com>; Chris Armstrong

<carstrong@olympiacompanies.com>; Jerry Slater <jslater@shg-inc.com>; Jerrod Ratcliffe <jratcliffe@shg-inc.com>; Rhonda Miller <rmiller@shg-inc.com>; Ben Morris <bmorris@shg-inc.com>
Cc: Debi Guma (dguma@olympiacompanies.com) <dguma@olympiacompanies.com>
Subject: FW: Final Map 64536 - Skye Canyon II Phase 3

From: Jewlia Springer [mailto:JSPRINGER@LasVegasNevada.GOV]
Sent: Wednesday, June 01, 2016 3:03 PM
To: Bart Anderson; Carman Burney; Daniel Donley; Lucien Paet; Peter Lowenstein; Roger Bailey
Cc: Jason Kline
Subject: Final Map 64536 - Skye Canyon II Phase 3

For your records.

-
Mr. Kline,

There are also redlines to be picked up.



Thanks.

J. Springer, Administrative Support Assistant

City of Las Vegas | Dept. of Public Works

Development Service Center (DSC) 7th Floor

333 North Rancho Drive | Las Vegas, Nevada 89106

Work: 702-229-2267 | Link: www.lasvegasnevada.gov

"Building Community to Make Life Better"

Your opinion is important! Click [here](#) to take a short survey.

Daniel Donley

From: Peter Lowenstein
Sent: Thursday, June 23, 2016 3:43 PM
To: Ben Morris (bmorris@shg-inc.com)
Cc: Daniel Donley
Subject: SKye Canyon GED

Ben,

I do not see an issue as the previous entitlements do not include any conditions pertaining to the parceling out of the GED.

Peter Lowenstein, AICP
Planning Section Manager
Department of Planning



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 13, 2015

Mr. Marc Bolduc
East of 95, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141

**RE: TMP-58560 [PRJ-58484] - TENTATIVE MAP
PLANNING COMMISSION MEETING OF MAY 12, 2015**

Dear Applicant:

Your request for a Tentative Map FOR A PROPOSED 66-LOT MIXED USE SUBDIVISION on 1,501.80 acres at the northeast corner of Grand Teton Drive and Puli Drive (Multiple APNs), T-D (Traditional Development) Zone, Ward 6 (Ross) [PRJ-58484], was considered by the Planning Commission on May 12, 2015.

The Planning Commission voted to **APPROVE** of 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 Skye Canyon Development Agreement as approved on April 15, 2015 and related exhibits, including the Kyle Canyon Development Standards as revised.
3. Street names must be provided in accordance with the City's Street Naming Regulations, except as approved through separate action and conforming to the conditions of approval of such action. Successive Development Phase Final Maps based on this Parent Tentative Map shall reflect the currently approved street names at the time of recordation.
4. All future child tentative maps proposed within the boundaries of this parent tentative map shall clearly indicate the locations and segments of all trails identified by the Trails Element of the Las Vegas 2020 Master Plan and the Parks Agreement within the Skye Canyon Development Agreement as revised April 15, 2015.

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

VOICE 702.229.6301
FAX 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

5. All future child tentative maps proposed within the boundaries of this parent tentative map shall provide perimeter wall details and elevations in conformance with the standards and procedures contained within the Kyle Canyon Development Standards.

6. Technical landscape plans for the perimeter of Developer Parcels contained within the boundaries of this tentative map shall be submitted concurrent with submittal of future child tentative maps for Developer Parcels.

7. 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.

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

Public Works

9. Per Sections 7.06, 7.08, and 7.09.d of the Development Agreement, future Developer Parcels encumbered with conflicting easements cannot be submitted until the conflict has been resolved through the methods described in the related Development Agreement sections.

10. Dedicate all Village Street public right-of-way including appropriate radius corners, right turn/dual lefts (Standard Drawing #201.1), transitions and bus turnouts (Standard Drawing #234.1 and or #234.3) as required by the approved Traffic Study along with any approved updates concurrent with each Final Map that includes these required dedications.

11. Grant Pedestrian Access Easements to the City of Las Vegas for all public sidewalks located outside of the public right-of-way concurrent with the recordation of each Final Map for this site. Additionally, grant Equestrian Trail Easements and other Multi-Use Non-Equestrian Trail Easements on each Final Map where such Trails are required by the Development Agreement.

12. Each Final Map by the Master Developer shall grant all Traffic Signal Chord Easements, Streetlight Easements, Public Drainage Easements, and Public Sewer Easements and any other public easements for locations of public facilities that are not within the public right-of-way concurrent with a Final Map that includes areas where these easements are required. Easements across common lots shall be granted for access and public infrastructure to support individual "Pod" development concurrent with each Final Map that proposed to create "Pod" developments.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of each Final Map which creates individual "Pod" Developments or the submittal of any construction drawings proposing to construct Village Street, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plans/studies. The Master 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 Plans/Studies concurrent with development of this site.
19. Site development to comply with the approved Skye Canyon Development Agreement and Design Guidelines, the approved Master Traffic, Drainage and Sewer Studies and all approved updates to these studies, and all other applicable site-related actions.
20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Final Map. 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 **May 12, 2015** 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 **May 19, 2015**. 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,



Peter Lowenstein, AICP
Planning Section Manager
Case Planning Division

PL:nl

13. Per Section 3.03.c of the Development Agreement, a minimum two lanes of asphalt pavement on all Village Streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Phased construction by the Master Developer of required Village Streets shall conform to the requirements within the Development Agreement.
14. Design Drawings stamped by a Civil Engineer of the Shaumber Road/Grand Teton Drive intersection must be submitted to and approved by Nevada Power Company and the City Traffic Engineer prior to submittal of a Final Map that includes this intersection. The Final Map shall dedicate all appropriate right-of-way required to support this engineered solution. In addition, any expenses involved in moving Nevada Power poles to accommodate the agreed upon solution shall be bonded by the Master Developer prior to recordation of the Final Map that includes this intersection unless a Special Improvement District (SID) including pole relocation is approved and funded. The bond shall be released upon the SID being approved and funded.
15. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the approval of any development not in conformance with the approved Master Traffic Study. 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.
16. Each new driveway or proposed access point on to Village Street shall be required to have a Site Visibility Restriction Zone (SVRZ) Analysis performed per American Association of State Highway and Transportation Officials (AASHTO) Standards prior to receiving approval for each access point. SVRZs shall be shown on all individual "Pod" developments. Restriction for items allowed within SVRZ shall be: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (SVRZ) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained." Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.
17. All 40-foot wide right-of-way streets (back-of-curb to back-of-curb dimension) will need to be "flared" with curb transitions where they intersect other 40-foot wide right-of-way streets to provide an adequate receiving lane for vehicles turning onto the narrowed 40-foot rights-of-way.



**LAS VEGAS VALLEY
WATER DISTRICT**

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

June 6, 2016

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

SUBJECT: WATER AVAILABILITY FOR A COMMERCIAL SUBDIVISION
FMP-64536, SKYE CANYON PHASE 3
A.P. N. 125-07-101-007, 125-07-201-001 & -003

The Las Vegas Valley Water District (LVVWD) has reviewed the subject commercial 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 limited water commitment of 1.0 acre-feet/year may be provided to the commercial subdivision when all requirements of the LVVWD's Service Rules are met. Please verify the following text has been placed on the original map prior to recording:

Recordation of this subdivision map will establish a limited commitment from the Las Vegas Valley Water District as follows:

LOT/BLOCK

ACRE-FEET/YEAR

LOT 1

1.0

Please add the following note to the final map:

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.

Developer: Please be Advised

Prior to LVVWD approving the installation of new water facilities, CC&Rs must be approved by LVVWD and recorded. Per Section 6 of the Service Rules, it is LVVWD's intent to separately meter all services for each dwelling unit, public, quasi-public, commercial and/or industrial occupancy; that interconnections and expansion of on-site systems to serve adjacent parcels are not allowed, and parcels with proof of CC&Rs with a property management payment of communal services may be exempted from such a requirement and allowed to cross parcel lines with services. A copy of the preferred language LVVWD will expect to see included in the CC&Rs has been provided to the Developer with this letter.

If you have any questions, please contact me at (702) 258-3171 and reference **FMP-64536**.

Sincerely,

A handwritten signature in black ink that reads "M. Dishari". The signature is written in a cursive, flowing style with a large initial "M" and a trailing flourish.

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

MAD/do

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Wallace Morris Kline Surveying, LLC
MF LAND, LLC



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

September 27, 2016

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

FMP-64536

**Re: Final Map-Skye Canyon II Phase 3
1 Lot in the City of Las Vegas, NV**

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,

Alexis Perkins
Technical Services Branch
Bureau of Water Pollution Control

cc:

STEVE GEBEKE the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 3 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 STREET #216 Las Vegas, NV 89118
Developer Name: - - - , NV 99999

Control No. 10950

5 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

AMS MANAGER



November 30, 2016

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 Skye Canyon II, Phase 3;
(Map # FMP-64536).

As we previously notified your office on August 19th, 2016 the following street name conflicts with Addressing Guidelines:

W. Skye Canyon Park Dr.

We have no objections to the development. The following street name is acceptable:

Skye Park Dr.

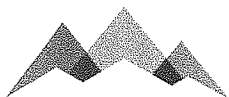
Respectfully,

A handwritten signature in cursive script that reads "Jade Payne".

Jade Payne
Address Management, Manager

*See VAR-5592
Sent copy of approval
Letter to Jade*

1000



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
David Emme, Administrator

August 17, 2016

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

64536

**Re: Final Map-Skye Canyon II Phase 3
1 Commercial Lot and 3 Public Street Parcels in the City of Las Vegas, NV**

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,

Alexis Perkins
Technical Services Branch
Bureau of Water Pollution Control

cc:

STEVE GEBEKE the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 3 Las Vegas 89106

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

Engineer: WALLACE MORRIS SURVEYING 5740 S. ARVILLE STREET #216 Las Vegas, NV 89118

Developer Name: - - -, NV 99999

Control No. 10887

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-64536

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	DAVID KLINE	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	PATRICK MURPHY	DSC - 7 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

CLARK COUNTY 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**

FMP-64536 - FINAL MAP - SKYE CANYON II PHASE 3 - APPLICANT/OWNER: MF LAND, LLC - For possible action on a request for Final Map Technical Review FOR A ONE-LOT COMMERCIAL SUBDIVISION on 52.59 acres generally located at the northeast corner of Grand Canyon Drive and Skye Canyon (APNs 125-07-101-007, 125-07-201-001, and 003), T-D (- Traditional Development) Zoning, Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE MEETING: MAY, 2015

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

Comments Due: ASAP

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:

**THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA**



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Final Map

Project Address (Location) _____

Project Name Skye Canyon Phase 3 Proposed Use Commercial

Assessor's Parcel #(s) 125-07-101-007, 125-07-201-001 & 003 Ward # 6

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 52.59 +/- Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER MF Land, LLC Contact Chris Armstrong

Address 11411 Southern Highlands Pkwy, Ste. 300 Phone: 7022206565 Fax: 7022206566

City Las Vegas State NV Zip 89141

E-mail Address _____

APPLICANT Same as Owner Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE Same as Owner Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

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.

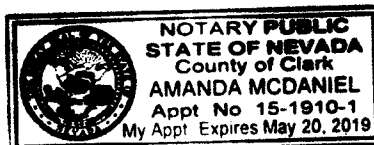
Print Name Marc A Bolduc

Subscribed and sworn before me

This 4th day of May, 20 16

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	FMP-64536
Meeting Date:	<u>Admin</u>
Total Fee: \$	<u>750.00</u>
Date Received:*	<u>5/4/16</u>
Received By:	<u>[Signature]</u>

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

Dept of Planning
City of Las Vegas





**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 13, 2015

Mr. Marc Bolduc
East of 95, LLC
11411 Southern Highlands Parkway, Ste. 300
Las Vegas, Nevada 89141

**RE: TMP-58560 [PRJ-58484] - TENTATIVE MAP
PLANNING COMMISSION MEETING OF MAY 12, 2015**

Dear Applicant:

Your request for a Tentative Map FOR A PROPOSED 66-LOT MIXED USE SUBDIVISION on 1,501.80 acres at the northeast corner of Grand Teton Drive and Puli Drive (Multiple APNs), T-D (Traditional Development) Zone, Ward 6 (Ross) [PRJ-58484], was considered by the Planning Commission on May 12, 2015.

The Planning Commission voted to **APPROVE** of 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 Skye Canyon Development Agreement as approved on April 15, 2015 and related exhibits, including the Kyle Canyon Development Standards as revised.
3. Street names must be provided in accordance with the City's Street Naming Regulations, except as approved through separate action and conforming to the conditions of approval of such action. Successive Development Phase Final Maps based on this Parent Tentative Map shall reflect the currently approved street names at the time of recordation.
4. All future child tentative maps proposed within the boundaries of this parent tentative map shall clearly indicate the locations and segments of all trails identified by the Trails Element of the Las Vegas 2020 Master Plan and the Parks Agreement within the Skye Canyon Development Agreement as revised April 15, 2015.

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

VOICE 702.229.6301
FAX 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

FMP-64536

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD
SKYE CANYON PHASE 3

5. All future child tentative maps proposed within the boundaries of this parent tentative map shall provide perimeter wall details and elevations in conformance with the standards and procedures contained within the Kyle Canyon Development Standards.
6. Technical landscape plans for the perimeter of Developer Parcels contained within the boundaries of this tentative map shall be submitted concurrent with submittal of future child tentative maps for Developer Parcels.
7. 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.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Per Sections 7.06, 7.08, and 7.09.d of the Development Agreement, future Developer Parcels encumbered with conflicting easements cannot be submitted until the conflict has been resolved through the methods described in the related Development Agreement sections.
10. Dedicate all Village Street public right-of-way including appropriate radius corners, right turn/dual lefts (Standard Drawing #201.1), transitions and bus turnouts (Standard Drawing #234.1 and or #234.3) as required by the approved Traffic Study along with any approved updates concurrent with each Final Map that includes these required dedications.
11. Grant Pedestrian Access Easements to the City of Las Vegas for all public sidewalks located outside of the public right-of-way concurrent with the recordation of each Final Map for this site. Additionally, grant Equestrian Trail Easements and other Multi-Use Non-Equestrian Trail Easements on each Final Map where such Trails are required by the Development Agreement.
12. Each Final Map by the Master Developer shall grant all Traffic Signal Chord Easements, Streetlight Easements, Public Drainage Easements, and Public Sewer Easements and any other public easements for locations of public facilities that are not within the public right-of-way concurrent with a Final Map that includes areas where these easements are required. Easements across common lots shall be granted for access and public infrastructure to support individual "Pod" development concurrent with each Final Map that proposed to create "Pod" developments.

13. Per Section 3.03.c of the Development Agreement, a minimum two lanes of asphalt pavement on all Village Streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Phased construction by the Master Developer of required Village Streets shall conform to the requirements within the Development Agreement.
14. Design Drawings stamped by a Civil Engineer of the Shaumber Road/Grand Teton Drive intersection must be submitted to and approved by Nevada Power Company and the City Traffic Engineer prior to submittal of a Final Map that includes this intersection. The Final Map shall dedicate all appropriate right-of-way required to support this engineered solution. In addition, any expenses involved in moving Nevada Power poles to accommodate the agreed upon solution shall be bonded by the Master Developer prior to recordation of the Final Map that includes this intersection unless a Special Improvement District (SID) including pole relocation is approved and funded. The bond shall be released upon the SID being approved and funded.
15. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the approval of any development not in conformance with the approved Master Traffic Study. 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.
16. Each new driveway or proposed access point on to Village Street shall be required to have a Site Visibility Restriction Zone (SVRZ) Analysis performed per American Association of State Highway and Transportation Officials (AASHTO) Standards prior to receiving approval for each access point. SVRZs shall be shown on all individual "Pod" developments. Restriction for items allowed within SVRZ shall be: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (SVRZ) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained." Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.
17. All 40-foot wide right-of-way streets (back-of-curb to back-of-curb dimension) will need to be "flared" with curb transitions where they intersect other 40-foot wide right-of-way streets to provide an adequate receiving lane for vehicles turning onto the narrowed 40-foot rights-of-way.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of each Final Map which creates individual "Pod" Developments or the submittal of any construction drawings proposing to construct Village Street, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plans/studies. The Master 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 Plans/Studies concurrent with development of this site.
19. Site development to comply with the approved Skye Canyon Development Agreement and Design Guidelines, the approved Master Traffic, Drainage and Sewer Studies and all approved updates to these studies, and all other applicable site-related actions.
20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Final Map. 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 **May 12, 2015** 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 **May 19, 2015**. 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,



Peter Lowenstein, AICP
Planning Section Manager
Case Planning Division

PL:nl

FMP-64536
SKYE CANYON PHASE 3

TMP-58560 [PRJ-58484] - Page Five
May 13, 2015

cc:

Ms. Chelsea Jensen
Slater Hanifan Group
5740 South Arville Street, Ste. 216
Las Vegas, Nevada 89118

FMP-64536
SKYE CANYON PHASE 3



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.

FMP-64536
SKYE CANYON PHASE 3

RECEIVED

MAY 04 2016

Dept of Planning
City of Las Vegas

Updated 3/15/2016

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.

FMP-64536
SKYE CANYON PHASE 3

RECEIVED

MAY 04 2016

Updated 3/15/2016

Dept of Planning
City of Las Vegas



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.

RECEIVED

Revised 3/15/16

FMP-64536

SKYE CANYON PHASE 3

F:\APD_Application Packet\Final Map Technical Review Submittal Requirements.docx

104 2016

Dept of Planning
City of Las Vegas

A.P.N.: 125-06-401-005, 125-07-101-005
125-07-101-007, 125-07-501-006
125-07-201-001, 125-07-201-003

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

MF LAND LLC
c/o Ninety Five Management, L.L.C.
Attn: Douglas Hensley
11411 Southern Highlands Parkway, Suite 300
Las Vegas, NV 89141

MAIL TAX STATEMENTS TO:

MF LAND LLC
c/o Ninety Five Management, L.L.C.
Attn: Douglas Hensley
11411 Southern Highlands Parkway, Suite 300
Las Vegas, NV 89141

RPTT: 0

(Space above Line for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KAG Property LLC, a Delaware limited liability company, as sub-agent for Kyle Agent LLC, a Delaware limited liability company, as successor Administrative Agent, f/k/a KAG Property LLC, a Delaware limited liability company, as sub-agent for Wachovia Bank, National Association, as Administrative Agent ("*Grantor*"), for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to MF LAND LLC, a Delaware limited liability company ("*Grantee*"), that certain real property (the "*Real Property*") situated in Clark County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. All general and special taxes for the fiscal year; and
2. Encumbrances, covenants, conditions, restrictions, reservations, rights-of-way and easements now existing of record.

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

FMP-64536
SKYE CANYON PHASE 3

Page 1 of 3

Inst #: 201311070003066
Fees: \$21.00 N/C Fee: \$25.00
RPTT: \$0.00 Ex: #001
11/07/2013 01:32:56 PM
Receipt #: 1836152
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: LEX Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

RECEIVED

MAY 04 2016

Dept of Planning
City of Las Vegas

Exhibit "A" to Grant, Bargain, Sale Deed

Legal Description

APNS: 125-06-401-005, 125-07-101-005, 125-07-101-007, 125-07-501-006,
125-07-201-001 AND 125-07-201-003

EXPLANATION: THIS DESCRIPTION REPRESENTS THE PORTION OF KYLE CANYON ASSIGNED TO "MF LAND LLC". THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

THOSE PORTIONS OF GOVERNMENT LOT 17 OF SECTION 6 AND GOVERNMENT LOTS 7, 9, 10, 11 AND 12 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 10;

THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 10, SOUTH 89°34'03" EAST, 1291.85 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 9;

THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 9, SOUTH 89°34'33" EAST, 666.07 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 17;

THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 17, NORTH 00°40'57" EAST, 106.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OSO BLANCA ROAD;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID OSO BLANCA ROAD, SOUTH 36°36'24" EAST, 1460.29 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DRAKE DRIVE;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DRAKE DRIVE, THE FOLLOWING THREE (3) COURSES:

- 1) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 93°45'42", AN ARC LENGTH OF 40.91 FEET;
- 2) THENCE SOUTH 57°09'17" WEST, 447.06 FEET;
- 3) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 605.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°46'33", AN ARC LENGTH OF 18.75 FEET TO A POINT ON THE CENTERLINE

OF GRAND CANYON DRIVE AS DESCRIBED BY "GRANT DEED" RECORDED MAY 10, 2012, IN BOOK 20120510 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 02932 TO WHICH A RADIAL LINE BEARS SOUTH 31°04'10" EAST;

THENCE ALONG THE CENTERLINE OF SAID GRAND CANYON DRIVE, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 62°44'12" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2000.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 26°29'08", AN ARC LENGTH OF 924.52 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED GOVERNMENT LOT 12;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID GOVERNMENT LOT 12, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°46'40" EAST, 438.48 FEET;
- 2) THENCE NORTH 89°16'30" WEST, 1330.24 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED GOVERNMENT LOT 11;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID GOVERNMENT LOT 11, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°23'47" WEST, 1303.22 FEET;
- 2) THENCE NORTH 00°34'18" WEST, 1332.97 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED GOVERNMENT LOT 10;

THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 10, NORTH 00°34'18" WEST, 1332.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 155.112 ACRES, MORE OR LESS.

BASIS OF BEARINGS

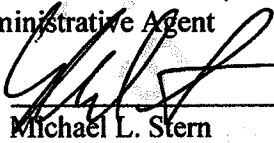
SOUTH 00°22'12" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

THIS GRANT, BARGAIN, SALE DEED AND THE REAL PROPERTY HEREIN DESCRIBED AND ANY SUBSEQUENT CONVEYANCE THEREOF IS SUBJECT TO all matters set forth in that certain document captioned "Declaration Of Covenants, Conditions And Restrictions Concerning Future Use And Development Of Real Property With Reverter" (the "Covenant Agreement") dated on or about October 31, 2013, and recorded in the official land records of Clark County, Nevada at instrument no. 201310310004386 by Declarant thereunder (the "Declarant") which provide, without limitation for: (i) the reservation of certain easements as referenced in the Declaration at Sections 2.9, 2.10 and 2.11; (ii) the reversion of the Real Property unto Declarant as referenced in the Declaration at Section 2.14; (iii) the appointment by Declarant as attorney-in-fact as referenced in the Declaration at Section 3.8; and (iv) other rights to Declarant as further detailed in the Declaration.

Dated this 4 day of November, 2013.

GRANTOR:

KAG Property LLC, a Delaware limited liability company, as sub-agent for Kyle Agent LLC, a Delaware limited liability company, as successor Administrative Agent, f/k/a KAG Property LLC, a Delaware limited liability company, as sub-agent for Wachovia Bank, National Association, as Administrative Agent

By: 

Michael L. Stern

Its: Duly Authorized Signatory

STATE OF NEW YORK)
) ss.
COUNTY OF New York)

This instrument was acknowledged before me on this 4th day of November, 2013, by Michael L. Stern as Duly Authorized Signatory for KAG Property LLC, a Delaware limited liability company, as sub-agent for Kyle Agent LLC, a Delaware limited liability company, as successor Administrative Agent, f/k/a KAG Property LLC, a Delaware limited liability company, as sub-agent for Wachovia Bank, National Association, as Administrative Agent.

Ann F. Kalter

Notary Public

My Commission Expires: 8/25/17

ACKNOWLEDGEMENT AND ACCEPTANCE:

Grantee hereby unequivocally acknowledges and accepts the terms of this instrument and the real property conveyed hereby.

GRANTEE:

MF LAND LLC, a Delaware limited liability company

By: Paul Malek

Print Name: PAUL MALEK

Its: Authorized Signatory

STATE OF New York)
) ss.
COUNTY OF New York)

This instrument was acknowledged before me on this 4th day of November, 2013, by Paul Malek, the Authorized Signatory of MF LAND LLC, a Delaware limited liability company.

Ann F. Kalter
Notary Public

My Commission Expires: 8/25/17

ANN F. KALTER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KA5083975
Qualified in Queens County
My Commission Expires August 25, 2017

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 125-06-401-005, 125-07-101-005
b) 125-07-101-007, 125-07-501-006
c) 125-07-201-001, 125-07-201-003
d) _____

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. Total Value/Sales Price of Property

\$ 0

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$ 0

Real Property Transfer Tax Due _____

\$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 1

b. Explain Reason for Exemption: transfers from a parent to a
Subsidiary entity

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____

Capacity: Grantor

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: KAG Property LLC

Address: 11411 Southern Highlands Pkwy #300

City: Las Vegas

State: Nevada Zip: 89141

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MF LAND LLC

Address: 11411 Southern Highlands Pkwy #300

City: Las Vegas

State: Nevada Zip: 89141

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

Print Name: First American Title

Escrow #: _____

Address: 2500 Paseo Verde Pkwy

City: Henderson

State: NV Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

27

**SECOND AMENDED AND RESTATED
LIMITED LIABILITY COMPANY AGREEMENT**

OF

ROYAL ELK INVESTMENTS LLC

This Second Amended and Restated Limited Liability Company Agreement (this "Agreement") of Royal Elk Investments LLC, a Delaware limited liability company, is made and entered into to be effective for all purposes as of November 8, 2013 by Stone Creek Holdings LLC, a Delaware limited liability company ("Stone Creek"), and Royal Elk Manager LLC, a Delaware limited liability company ("RE Manager") (Stone Creek and RE Manager and each other person admitted as a member to the Company in accordance with the terms of this Agreement, until such time as such person ceases to be a member of the Company, individually, a "Member" and collectively, the "Members").

RECITALS

On November 7, 2013, KAG Property LLC, a Delaware limited liability company and the sole member of the Company distributed all of the membership interests in the Company to Kyle Agent LLC, as Administrative Agent under the Credit Agreement dated as of July 20, 2005, as amended on November 8, 2006, among Kyle Acquisition Group LLC, the Lenders parties thereto and Wachovia Bank, National Association, as Administrative Agent. Kyle Agent LLC is the successor to Wachovia Bank, National Association, as Administrative Agent under the Credit Agreement. On November 7, 2013, Kyle Agent LLC distributed all of the interests in the Company to Stone Creek and RE Manager.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the adequacy, receipt and sufficiency of which are hereby acknowledged, the Members hereby agree that the Amended and Restated Limited Liability Company Agreement of the Company is further amended and restated to read in its entirety as follows:

1. Formation. The Company has been formed as a limited liability company pursuant to and in accordance with the provisions of the Delaware Limited Liability Company Act, (6 Del.C. § 18-101, et seq.), as amended and as may be further amended from time to time (the "Act").
2. Name. The name of the limited liability company formed hereby is Royal Elk Investments LLC (the "Company"). The Certificate of Formation of the Company has been executed, delivered and filed with the office of the Secretary of State of the State of Delaware by an "authorized person" of the Company within the meaning of the Act.
3. Purpose. The purpose of the Company shall be (i) to acquire, directly or indirectly, and hold for investment certain parcels of land previously owned by KAG Property LLC, (ii) to engage in any other lawful business permitted by the Act or the laws of any

jurisdiction in which the Company may do business, and (iii) to do all things necessary or incidental to any of the foregoing.

4. Registered Office. The address of the registered office of the Company in the State of Delaware is c/o Corporation Service Company, 2711 Centerville Road, Suite 400 in the City of Wilmington, County of New Castle, Delaware 19808.

5. Registered Agent. The name and address of the registered agent of the Company for service of process on the Company in the State of Delaware is Corporation Service Company, 2711 Centerville Road, Suite 400 in the City of Wilmington, County of New Castle, Delaware 19808.

6. Member. Stone Creek and RE Manager are the Members of the Company. The names and the addresses of the Members are set forth on Schedule A, as may be amended.

7. Membership Interests. Ownership interests in the Company shall consist of Class A Units and Class B Units. Each holder of Class A Units shall be entitled to one vote with respect to each Class A Unit held and the holders of Class B Units shall not be entitled to vote on any matter except as provided in Section 11. Class B Units shall be entitled to distributions as provided in Section 10, and Class A Units shall not be entitled to any distributions.

The Class A Units and the Class B Units are held as follows:

	<u>Class A Units</u>	<u>Class B Units</u>
Stone Creek	-	9,990
RE Manager	1,000	10

8. Powers. The business and affairs of the Company shall be managed by the holders of Class A Units (the "Managing Members"). Subject to the terms hereof, the Managing Members shall have the power to do any and all acts necessary or convenient to or for the furtherance of the purposes described herein, including all powers, statutory or otherwise, possessed by members under the laws of the State of Delaware. The Managing Members and each officer of the Company with a title of President, Vice President, Secretary, Treasurer, Assistant Secretary or Assistant Treasurer (each a "Designated Officer") is an "authorized person" and hereby continues as the designated "authorized person" within the meaning of the Act. The Managing Members or any Designated Officer, as an authorized person, within the meaning of the Act, shall execute, deliver and file, or cause the execution, delivery and filing of, all certificates (and any amendments and/or restatements thereof) required or permitted by the Act to be filed with the Secretary of State of the State of Delaware. The Managing Members or any Designated Officer shall execute, deliver and file, or cause the execution, delivery and filing of any certificates (and any amendments and/or restatements thereof) necessary for the Company to qualify to do business in any jurisdiction in which the Company may wish to conduct business.

9. Officers. The Company may employ and retain persons as may be necessary or appropriate for the conduct of the Company's business, including employees and agents who may be designated as officers with titles, including, but not limited to, "president", "vice

president", "treasurer", "secretary", "assistant treasurer", "assistant secretary", as and to the extent authorized by the Managing Members and with such powers as authorized by the Managing Members.

10. Distributions. Distributions shall be made to the holders of Class B Units at the times and in the amounts determined by the Managing Members, giving consideration to all liabilities of the Company, including any obligation to pay management fees as a result of the distribution pursuant to the terms of the Management Agreement dated as of November 8, 2013 with Ninety-Five Management, L.L.C., as manager. Distributions shall be made to the holders of Class B Units pro rata in proportion to the number of Class B Units held by each of them at the time of the distribution.

11. Dissolution. The Company shall dissolve, and its affairs shall be wound up upon the first to occur of the following: (a) the written consent of the holders of the Class B Units, (b) the entry of a decree of judicial dissolution under Section 18-802 of the Act, or (c) at any time there are no members of the Company, unless the Company is continued in accordance with the Act.

12. Liquidation. Upon dissolution pursuant to Section 11, the Company's business and assets shall be liquidated in an orderly manner. The Managing Members or their designee shall be the liquidators to wind up the affairs of the Company. In performing their duties, the liquidators are authorized to sell, distribute, exchange or otherwise dispose of Company assets in accordance with the Act in any manner that the liquidators shall determine.

13. Capital Contributions. The Members shall make capital contributions to the Company in amounts determined by the Members. No Member shall be required or permitted to make any capital contributions without the consent of all of the Members.

14. Allocation of Profits and Losses. All items of income, gain, loss, deduction and credit for tax purposes shall be allocated to the holders of Class B Units pro rata in proportion to the number of Class B Units held by each of them, as set forth in the books and records of the Company, as amended from time to time.

15. Assignments. A Member may sell, assign, encumber or otherwise transfer in whole or in part its limited liability company interest at any time to any person or entity only with the consent of the other Members. If a Member transfers its limited liability company interest in the Company, the transferee shall be admitted to the Company as a member of the Company upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement, as this Agreement may be amended or restated, which instrument may be a counterpart signature page to this Agreement or a restatement thereof. If a Member transfers all of its limited liability company interest in the Company, such admission shall be deemed effective immediately prior to the transfer and, immediately following such admission, the transferor Member shall cease to be a member of the Company. A change of control of a Member by transfer of 50% or more of the equity of the Member or by merger or consolidation shall constitute an assignment for purposes of this Agreement.

16. Resignation. A Member may not resign from the Company without obtaining the prior consent of the other Members.

17. Admission of Additional Members. One or more additional members of the Company may be admitted to the Company with the consent of the Members.

18. Liability of Member. The Members shall not have any liability for the obligations or liabilities of the Company except to the extent provided in the Act.

19. Indemnification. The Company (the "Indemnitor") shall indemnify and hold harmless the Members, their affiliates and subsidiaries, and all officers, directors, partners, employees, and agents of any of the foregoing (each, an "Indemnitee") to the full extent permitted by law from and against any and all losses, claims, demands, costs, damages, liabilities, joint and several, expenses of any nature (including attorneys' fees and disbursements), judgments, fines, settlements and other amounts arising from any and all claims, demands, actions, suits or proceedings, civil, criminal, administrative or investigative, in which the Indemnitee may be involved, or threatened to be involved as a party or otherwise, arising from, or in connection with, the performance of any action by such Indemnitee for, on behalf of, or otherwise in connection with, the Company.

20. Accounting and Tax Matters.

(a) Fiscal Year. The Company's fiscal year shall be the calendar year unless changed by the Managing Members.

(b) Books of Account. Complete and accurate books of account shall be kept by the Company at its principal office (or at such other office as the Managing Members may designate) and the Members shall have the right to inspect those books during normal business hours on reasonable notice to the Managing Members. The determinations of the Managing Members with respect to the treatment of any item or its allocation for federal, state or local income tax purposes shall be binding upon all Members so long as that determination is not inconsistent with any express provision of this Agreement.

(c) Tax Information. Not later than 90 days after the end of each fiscal year, the Managing Member shall furnish to each of the Members any information required by the Members to complete any income tax return that it is required to file for that year. The Company shall also furnish tax information to the Members on an interim basis to the extent the Managing Members determine appropriate.

(d) Tax Allocations. For federal, state and local income tax purposes, all items of income, deduction, gain and loss shall be allocated among the Members on the same basis as profits are allocated and losses are charged as provided in Section 14 and all items of credit shall be allocated among the Members in the manner provided for in the Internal Revenue Code and the applicable Treasury Regulations except that to the extent of the difference between the fair market value and the basis for federal income tax purposes of property contributed to the Company, income, gains, deductions (including depreciation and

amortization) and losses with respect to that property shall be allocated among the Members in accordance with Internal Revenue Code section 704(c)(1)(A).

(e) Elections. To the extent that the Company may make elections for federal, state or local income tax purposes, the elections shall be made in a manner best calculated, in the opinion of the Managing Members, to minimize the cash requirements of the Company and the Members. The Members shall treat all Company items on its federal, state or local income tax returns in a manner consistent with the treatment of the item on the Company's federal, state or local income tax return.

(f) Tax Matters Partner. RE Manager shall be the tax matters partner (within the meaning of section 6231(a)(7) of the Internal Revenue Code) of the Company.

21. Amendments. This Agreement may be amended only by written instrument executed by all of the Members.

22. Notices. Any notice or other communication under this agreement shall be in writing and shall be considered given when delivered in person or sent by facsimile, one day after being sent by a major overnight courier; or four days after being mailed by registered mail, return receipt requested, to the respective Members at the address set forth on Schedule A.

23. Benefits of Agreement. None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditor of the Company or by any creditor of any Member.

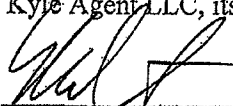
24. Governing Law. This Agreement shall be governed by, and construed under, the laws of the State of Delaware, all rights and remedies being governed by said laws.

IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, have duly executed this Second Amended and Restated Limited Liability Company Agreement as of the date first above written.

MEMBERS:

STONE CREEK HOLDINGS LLC

By: Kyle Agent LLC, its member

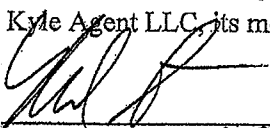
By: 

Name: Michael Stern

Title: Authorized Signatory

ROYAL ELK MANAGER LLC

By: Kyle Agent LLC, its member

By: 

Name: Michael Stern

Title: Authorized Signatory

Schedule A

Member

Name

Address

Stone Creek Holdings LLC

Royal Elk Manager LLC

**WRITTEN CONSENT
OF THE MANAGING MEMBER OF
ROYAL ELK INVESTMENTS LLC**

February 18, 2014

The undersigned, being managing member (the "Managing Member") of Royal Elk Investments LLC, a Delaware limited liability company (the "Company"), acting pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended (the "Act") and the Second Amended and Restated Limited Liability Company Agreement of the Company dated as of November 8, 2013 (the "Operating Agreement"), authorize and adopt the following resolutions:

WHEREAS, pursuant to Section 8 of the Operating Agreement, the Managing Member manages the business and affairs of the Company and pursuant to Section 9 of the Operating Agreement, the Managing Member is authorized to appoint officers of the Company;

WHEREAS, the Company is the sole member of each of Eastland LLC, a Delaware limited liability company ("Eastland"), Section 12 LLC, a Delaware limited liability company ("Section 12"), Northland LLC, a Delaware limited liability company ("Northland"), MF Land LLC, a Delaware limited liability company ("MF Land"), East of 95 LLC, a Delaware limited liability company ("East 95") and G Land LLC, a Delaware limited liability company ("G Land" and together with Eastland, Section 12, Northland, MF Land and East 95, the "Land Subsidiaries"), and pursuant to the operating agreements of each of the Land Subsidiaries, the member is authorized to appoint officers of such company;

WHEREAS, the undersigned, being the Managing Member of the Company, hereby consents to the adoption of the following resolutions and directs that this consent (this "Consent") be filed with the minutes of the Company and each of the Land Subsidiaries:

NOW, THEREFORE, BE IT RESOLVED, that the following named persons be, and each of them hereby is, ratified, confirmed and approved to serve, effective as of the date of this Consent, in the offices of each of the Company and each of the Land Subsidiaries set forth opposite their respective names until their resignation or removal, or until their successors shall be duly elected and qualified:

Marc Bolduc

Authorized Signatory

Christopher Armstrong

Authorized Signatory

FURTHER RESOLVED, that each of the Authorized Signatories be, and each of them is hereby, authorized, empowered and directed to prepare, execute and deliver, acknowledge, file and record any and all such agreements, instruments and documents necessary in connection with the day to day administration of the business of each of the Company and each of the Land Subsidiaries (including, but not limited to, maps, applications, permits, approvals, submissions, and other normal and customary documents in the administration of each of the Company's and each of the Land Subsidiaries' day to day affairs), to seek necessary approvals and to take or cause to be taken any and all such other actions as such officers shall deem necessary, appropriate or

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FMP-64536
SKYE CANYON PHASE 3

Page 1 of 3

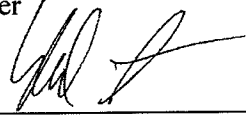
MAY 04 2014

Dept of Planning
City of Las Vegas

**[Signature Page to the Written Consent of the Managing Member of
Royal Elk Investments LLC]**

ROYAL ELK MANAGER LLC

By: Kyle Agent LLC, a Delaware limited liability,
its sole member

By: _____

Name: Michael L. Stern

Title: Duly Authorized Signatory

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MAY 04 2016

Dept of Planning
City of Las Vegas

Delaware

PAGE 1

The First State

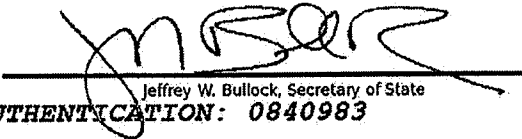
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "ROYAL ELK INVESTMENTS LLC", FILED IN THIS OFFICE ON THE TWENTY-FOURTH DAY OF OCTOBER, A.D. 2013, AT 3:47 O'CLOCK P.M.



5420884 8100

131232523

You may verify this certificate online
at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 0840983

DATE: 10-24-13

FMP-64536
SKYE CANYON PHASE 3

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:03 PM 10/24/2013
FILED 03:47 PM 10/24/2013
SRV 131232523 - 5420884 FILE

CERTIFICATE OF FORMATION

OF

ROYAL ELK INVESTMENTS LLC

The undersigned, an authorized natural person, for the purpose of forming a limited liability company, under the provisions and subject to the requirements of the State of Delaware (particularly Chapter 18, Title 6 of the Delaware Code and the acts amendatory thereof and supplemental thereto, and known, identified, and referred to as the "Delaware Limited Liability Company Act"), hereby certifies that:

FIRST: The name of the limited liability company (hereinafter called the "limited liability company") is:

ROYAL ELK INVESTMENTS LLC

SECOND: The address of the registered office and the name and the address of the registered agent of the limited liability company required to be maintained by Section 18-104 of the Delaware Limited Liability Company Act are the Corporation Service Company, 2711 Centerville Road, Suite 400, Wilmington, New Castle County, Delaware 19808.

Executed on October 24, 2013

By: /s/ Vito S. Piacente
Vito S. Piacente
Authorized Person

LIMITED LIABILITY COMPANY AGREEMENT

OF

ROYAL ELK INVESTMENTS LLC

November 6, 2013

LIMITED LIABILITY COMPANY AGREEMENT

OF

ROYAL ELK INVESTMENTS LLC

November 6, 2013

The following is the Limited Liability Company Agreement of Royal Elk Investments LLC, a Delaware limited liability company (the "Company").

1. The Company's Business. The Company shall engage in such businesses as the Member from time to time may determine, and conduct all activities incidental to the operation of its business and the ownership of its assets.

2. Member. The sole member of the Company is KAG Property LLC.

3. Capital Contribution. The Member shall contribute to the capital of the Company such amounts as the Member from time to time may determine necessary to meet the Company's financial needs.

4. Distributions. Distributions shall be made at the time or times determined by the Member.

5. Management of the Company.

5.1 The Member. The business and affairs of the Company shall be managed by the Member.

5.2 Officers. The Member may appoint such officers of the Company as the Member determines desirable, including, but not limited to, a chief executive officer, a president, one or more vice-presidents, a secretary, a treasurer, and one or more assistant secretaries and assistant treasurers. The officers of the Company shall have the powers and duties delegated to them by the Member and shall serve at the pleasure of the Member.

6. Duration. The Company shall continue in existence until dissolved in accordance with section 7.

7. Dissolution. The Company shall be dissolved only upon the occurrence of one of the following events:

(a) the Member's election to dissolve the Company; or

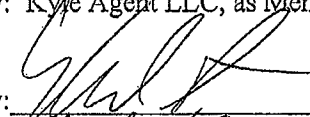
(b) the termination of the Company's operations or the sale or other disposition of all of the Company assets.

8. Fiscal Year. The Company's fiscal year shall be the calendar year unless changed by the Member.

9. Governing Law. This agreement shall be governed by and construed in accordance with the law of the State of Delaware applicable to agreements made and to be performed in Delaware.

KAG PROPERTY LLC

By: Kyle Agent LLC, as Member

By: 

Name: Michael Stern

Title: Authorized Signatory

Exhibit "A" to Grant, Bargain, Sale Deed

Legal Description

APNS: 125-06-401-005, 125-07-101-005, 125-07-101-007, 125-07-501-006,
125-07-201-001 AND 125-07-201-003

EXPLANATION: THIS DESCRIPTION REPRESENTS THE PORTION OF KYLE CANYON ASSIGNED TO "MF LAND LLC". THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE PRIOR TO FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278.

DESCRIPTION

THOSE PORTIONS OF GOVERNMENT LOT 17 OF SECTION 6 AND GOVERNMENT LOTS 7, 9, 10, 11 AND 12 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 10;

THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 10, SOUTH 89°34'03" EAST, 1291.85 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 9;

THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 9, SOUTH 89°34'33" EAST, 666.07 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 17;

THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 17, NORTH 00°40'57" EAST, 106.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OSO BLANCA ROAD;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID OSO BLANCA ROAD, SOUTH 36°36'24" EAST, 1460.29 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DRAKE DRIVE;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DRAKE DRIVE, THE FOLLOWING THREE (3) COURSES:

- 1) CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 93°45'42", AN ARC LENGTH OF 40.91 FEET;
- 2) THENCE SOUTH 57°09'17" WEST, 447.06 FEET;
- 3) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 605.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°46'33", AN ARC LENGTH OF 18.75 FEET TO A POINT ON THE CENTERLINE

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FMP-64536
SKYE CANYON PHASE 3

MAY 04 2005

Dept of Planning
City of Las Vegas

OF GRAND CANYON DRIVE AS DESCRIBED BY "GRANT DEED" RECORDED MAY 10, 2012, IN BOOK 20120510 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 02932 TO WHICH A RADIAL LINE BEARS SOUTH 31°04'10" EAST;

THENCE ALONG THE CENTERLINE OF SAID GRAND CANYON DRIVE, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 62°44'12" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2000.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 26°29'08", AN ARC LENGTH OF 924.52 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED GOVERNMENT LOT 12;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID GOVERNMENT LOT 12, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°46'40" EAST, 438.48 FEET;
- 2) THENCE NORTH 89°16'30" WEST, 1330.24 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED GOVERNMENT LOT 11;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID GOVERNMENT LOT 11, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°23'47" WEST, 1303.22 FEET;
- 2) THENCE NORTH 00°34'18" WEST, 1332.97 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED GOVERNMENT LOT 10;

THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 10, NORTH 00°34'18" WEST, 1332.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 155.112 ACRES, MORE OR LESS.

BASIS OF BEARINGS

SOUTH 00°22'12" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

Daniel Donley

From:

Lucien Paet

Thursday, May 05, 2016 7:26 AM

Steve Gebeke; Michael Cunningham; Daniel Donley

Steve Swanton; Alan Riecki; Fred Solis; Bart Anderson; Roger Bailey; Victor Bolanos

RE: Attached Image



I think we should sit down and talk about this one for a few minutes, before getting back to the developer.

Here's some background information:

Prior to the pre-app for the super smiths, Alan and Bart met and determined they could go straight to Final Map based on their existing TMP. It would be a one-lot commercial subdivision that would be a portion of the Blended use parcel. They're DA allows them to do FMP recording without bonding (except for monument bonding). In this case we wouldn't allow any on-site permits without the off-sites approved and bonded for, but they could record the FMP if they have an approved Drainage Study (Condition #18, TMP-58560) for the area.

Looks like 9 AM today works. I'll send out an invite to Alan, Steve G., and Mike. If it doesn't work, please send someone who can discuss.



Thanks,

Lucien Paet, Engineering Project Manager

City of Las Vegas | Dept. of Public Works

Transportation Engineering Division

Development Services Center (DSC) 8th Floor

333 N Rancho Drive | Las Vegas, Nevada 89106

Work: 702-229-6145 | Fax: (702) 382-3901 | Link: www.lasvegasnevada.gov

"Building Community to Make Life Better"

Your opinion is important! Click [here](#) to take a short survey.

From: Steve Gebeke

Sent: Thursday, May 05, 2016 7:06 AM

To: Michael Cunningham; Daniel Donley

Cc: Steve Swanton; Lucien Paet; Alan Riecki

Subject: RE: Attached Image

This is a non-issue at this point as we do not have an approved TM for the site. The map will be refused as incomplete.

Steve Gebeke

Planning Supervisor

Department of Planning

(702) 229-5410

Planning Department

FMP-64536
SKYE CANYON PHASE 3

Your opinion is important! Click [here](#) to take a short survey.

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immediately notify us by reply e-mail, by forwarding this to sender and destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.



From: Michael Cunningham
Sent: Thursday, May 05, 2016 6:38 AM
To: Daniel Donley
Cc: Steve Swanton; Steve Gebeke; Lucien Paet; Alan Riecki
Subject: RE: Attached Image

Hello Dan,

Thank you for the heads up, yes we need to complete the 1st review of the civils before the map is submitted, unless there are been arrangements made with PW to not require it. Lucien has this been discussed during the revised DA meetings?

Thank you,

Mike C.

From: Daniel Donley
Sent: Wednesday, May 04, 2016 4:12 PM
To: Michael Cunningham
Cc: Steve Swanton; Steve Gebeke
Subject: FW: Attached Image

Mike,

Attached is a copy of a merger and resubdivision of Sky Canyon Phase 3. A civil improvement memo was not submitted with the application. Do you require one for this map?

Dan Donley
Planner II
Department of Planning
(702) 229-2087

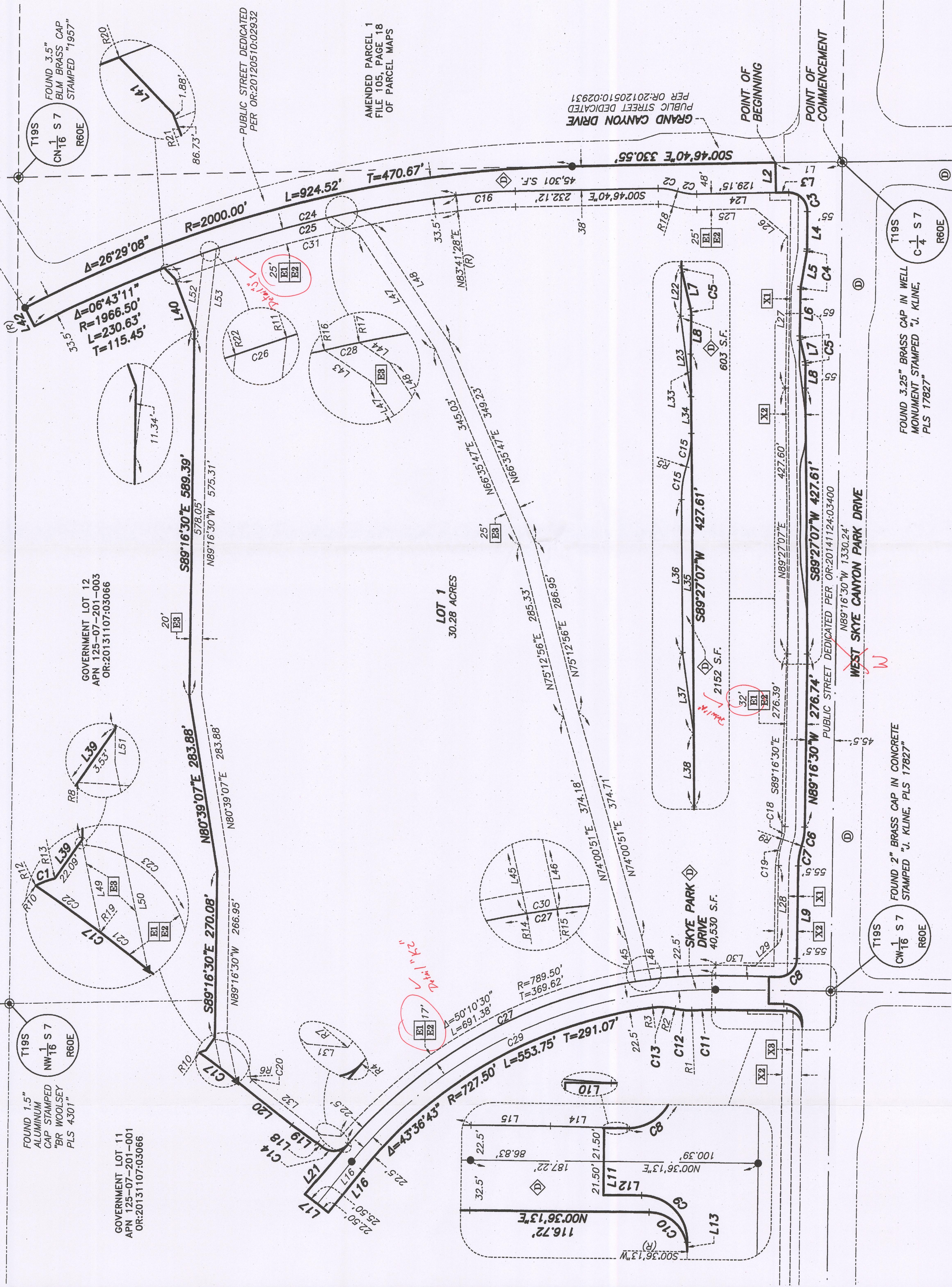
Planning Department

Your opinion is important! Click [here](#) to take a short survey.

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FINAL MAP OF
SKYE CANYON II PHASE 3
A COMMERCIAL SUBDIVISION

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 11 AND 12, OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND	
	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EASEMENT LINE
	QUARTER SECTION LINE
	ADJOINING PROPERTY LINE
	OFFICIAL RECORDS
	ASSESSOR'S PARCEL NUMBER
	RADIAL LINE
	RADIAL LINE SEGMENT
	LINE LABEL SEGMENT
	CURVE LABEL SEGMENT
	PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER THIS PLAT (2.03 ACRES)
	PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER BOOK 147, PAGE 71 OF PLANS
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	SET 2" ALUMINUM CAP STAMPED "L KLINE PLS 17827" WITH REFERENCE TO MONUMENT SET IN TOP OF CURB
	SET 2" ALUMINUM CAP STAMPED "L KLINE PLS 17827" WITH REFERENCE TO MONUMENT SET IN TOP OF CURB
	LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER OR-20150210-02931
	CITY OF LAS VEGAS EASEMENT GRANTED PER OR-20150219-01788 AND OR-20150219-01790
	LAS VEGAS VALLEY WATER DISTRICT EASEMENT GRANTED PER OR-20150408-02679
	PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION
	LANDSCAPE AND MAINTENANCE EASEMENT GRANTED TO THE MASTER HOMEOWNER'S ASSOCIATION PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION
	PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE MASTER HOMEOWNER'S ASSOCIATION

RADIAL	BEARING
R1	N87°32'58"E
R2	N76°35'21"W
R3	N82°33'08"E
R4	S40°14'21"W
R5	N17°38'49"E
R6	S02°19'38"E
R7	N40°25'43"E
R8	S87°38'41"E
R9	S18°55'12"W
R10	S55°18'30"E
R11	N22°03'46"E
R12	N63°11'50"E
R13	N77°09'03"E
R14	N60°54'50"E
R15	N62°46'24"E
R16	N77°41'43"E
R17	N28°43'19"E
R18	S72°34'58"E

RADIAL	BEARING
R19	S52°52'44"E
R20	N69°27'23"E
R21	N69°45'05"E
R22	N71°25'20"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	13°57'13"	45.50'	11.08'	5.57'
C2	18°11'42"	100.00'	31.76'	16.01'
C3	91°30'10"	30.00'	47.91'	30.80'
C4	09°27'44"	25.00'	4.13'	2.07'
C5	14°02'10"	25.00'	6.12'	3.08'
C6	18°11'42"	98.00'	31.12'	15.69'
C7	18°11'42"	102.00'	32.39'	16.33'
C8	89°52'43"	30.00'	47.06'	29.94'
C9	90°00'00"	30.00'	47.12'	30.00'
C10	90°00'00"	30.00'	39.27'	25.00'
C11	03°03'15"	717.50'	38.25'	19.13'
C12	19°51'40"	100.00'	27.68'	13.93'
C13	20°51'31"	100.00'	36.41'	18.41'
C14	88°42'04"	30.00'	46.44'	29.33'
C15	18°11'42"	100.00'	31.76'	16.01'
C16	08°31'52"	1000.00'	96.94'	48.37'
C17	04°14'55"	1021.50'	75.75'	37.89'
C18	18°11'42"	66.00'	20.96'	10.57'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C19	18°11'42"	134.00'	42.55'	21.46'
C20	48°43'57"	8.00'	6.80'	3.62'
C21	01°49'08"	1021.50'	32.43'	16.22'
C22	02°25'46"	1021.50'	43.32'	21.66'
C23	85°19'02"	62.50'	93.07'	57.59'
C24	20°57'16"	1966.50'	719.20'	363.66'
C25	14°14'05"	1966.50'	468.57'	245.55'
C26	00°38'27"	1966.50'	21.99'	11.00'
C27	50°21'52"	772.50'	679.05'	363.22'
C28	01°01'35"	1966.50'	35.23'	17.62'
C29	51°39'49"	750.00'	676.27'	363.08'
C30	01°51'34"	772.50'	25.07'	12.54'
C31	13°56'23"	1941.50'	472.35'	237.35'

LINE	BEARING	DISTANCE
L1	N35°30'23"E	107.93'
L2	S89°13'22"W	48.00'
L3	S54°57'06"E	25.62'
L4	N69°20'05"E	88.61'
L5	N79°48'46"W	66.69'
L6	N62°44'12"E	33.50'
L7	S00°46'40"W	150.00'
L8	N00°46'40"W	94.11'
L9	N89°16'30"W	36.82'
L10	N00°36'13"E	15.00'
L11	N89°16'30"W	242.26'
L12	S89°16'30"E	67.86'
L13	N43°32'55"W	127.95'
L14	N89°16'30"E	70.49'
L15	N56°00'32"E	219.13'
L16	N56°00'32"E	226.44'
L17	N78°19'06"W	49.36'
L18	N89°16'30"W	76.32'
L19	N89°27'07"E	1.79'
L20	N85°40'35"W	135.82'
L21	S89°27'07"W	144.00'

LINE	BEARING	DISTANCE
L22	N35°30'23"E	50.09'
L23	S89°27'07"E	69.03'
L24	S54°57'06"E	25.62'
L25	N69°20'05"E	88.61'
L26	N79°48'46"W	66.69'
L27	N62°44'12"E	33.50'
L28	S00°46'40"W	150.00'
L29	N00°46'40"W	94.11'
L30	N89°16'30"W	36.82'
L31	N00°36'13"E	15.00'
L32	S89°16'30"E	67.86'
L33	N43°32'55"W	127.95'
L34	N89°16'30"E	70.49'
L35	N56°00'32"E	219.13'
L36	N56°00'32"E	226.44'
L37	N78°19'06"W	49.36'
L38	N89°16'30"W	76.32'
L39	N89°27'07"E	1.79'
L40	N85°40'35"W	135.82'
L41	S89°27'07"W	144.00'

RECEIVED
MAY 21 2016
City of Las Vegas

STATE OF NEVADA
CLARK COUNTY
JASON G. KLINE
PLS 17827
No. 17827

11-16-16

FINAL MAP OF
SKYE CANYON II PHASE 3
A COMMERCIAL SUBDIVISION
BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 11 AND 12, OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

WATER COMMITMENT NOTE

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

LOT / BLOCK	ACRE FEET / YEAR
LOT 1	1.0

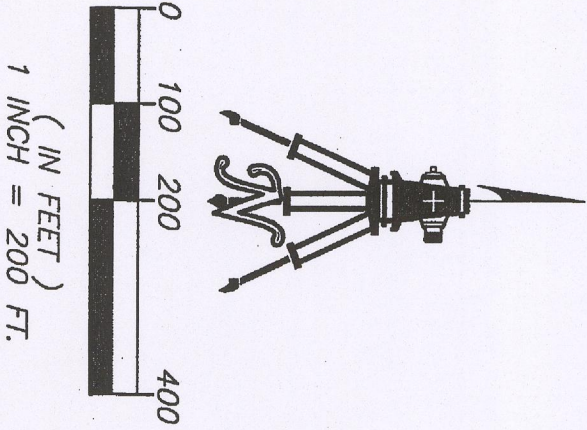
NOTES

- 1) ALL LOTS CREATED BY THIS FINAL MAP SHALL HAVE PERPETUAL EASEMENTS TO ALL DRIVEWAYS SERVING THIS OVERALL SITE UNLESS INCOMPATIBLE USES CAN BE DEMONSTRATED TO THE SATISFACTION OF THE CITY ENGINEER.
- 2) PERPETUAL AND IRREVOCABLE COMMON PARKING AND ACCESS RIGHTS THROUGHOUT THE ENTIRE SUBDIVISION ARE GRANTED PER THIS PLAN.
- 3) ALL SUBDIVIDED PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTER SITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.
- 4) ONSITE SEWERS ARE A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED PER THE CONDITIONS, COVENANTS AND RESTRICTIONS (CCARRS) OF THIS COMMERCIAL SUBDIVISION.

LOT TABULATION	
COMMERCIAL LOT	1
PUBLIC STREET PARCELS	4

MAP REFERENCES

FILE 105, PAGE 18 OF PARCEL MAPS
FILE 114, PAGE 22 OF PARCEL MAPS
BOOK 115, PAGE 8 OF PLATS
BOOK 147, PAGE 71 OF PLATS
BOOK 148, PAGE 65 OF PLATS
BOOK 149, PAGE 67 OF PLATS
BOOK 150, PAGE 53 OF PLATS
BOOK 152, PAGE 4 OF PLATS
BOOK 152, PAGE 15 OF PLATS
FILE 151, PAGE 14 OF SURVEYS



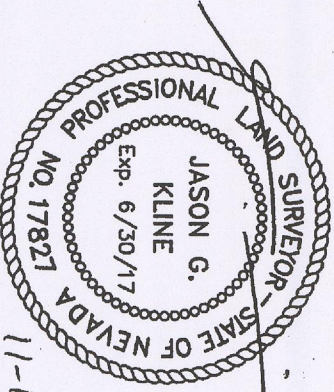
LEGEND

—	SUBDIVISION BOUNDARY LINE
—	RIGHT-OF-WAY LINE
—	STREET CENTERLINE
—	SECTION LINE
—	QUARTER SECTION LINE
—	SIXTEENTH SECTION LINE
—	ADJOINING PROPERTY LINE
OR:	OFFICIAL RECORDS
APV	ASSESSOR'S PARCEL NUMBER
⑩	PUBLIC STREET DEDICATED PER BOOK 147, PAGE 71 OF PLATS
●	FOUND MONUMENTATION AS SHOWN AND DESCRIBED

RECEIVED

NOV 2 1 2016

City of Las Vegas



FINAL MAP OF
SKYE CANYON II PHASE 3

A COMMERCIAL SUBDIVISION

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 11 AND 12, OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 11 AND 12, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 7; THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 7, NORTH 00°46'40" WEST, 107.83 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°13'22" WEST, 48.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRAND CANYON DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GRAND CANYON DRIVE, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°46'40" EAST, 20.85 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°30'10", AN ARC LENGTH OF 47.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST SKYE CANYON PARK DRIVE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST SKYE CANYON PARK DRIVE, THE FOLLOWING FIFTEEN (15) COURSES:

1) NORTH 89°16'30" WEST, 80.00 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 08°27'44", AN ARC LENGTH OF 4.13 FEET;

3) THENCE NORTH 79°48'46" WEST, 56.89 FEET;

4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 08°27'44", AN ARC LENGTH OF 4.13 FEET;

5) THENCE NORTH 89°16'30" WEST, 74.89 FEET;

6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 6.12 FEET;

7) THENCE SOUTH 78°41'20" WEST, 35.08 FEET;

8) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 6.12 FEET;

9) THENCE NORTH 89°16'30" WEST, 36.82 FEET;

10) THENCE SOUTH 89°27'07" WEST, 427.61 FEET;

11) THENCE NORTH 89°16'30" WEST, 278.74 FEET;

12) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 98.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.12 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 18°55'12" WEST;

13) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 102.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 32.39 FEET;

14) THENCE NORTH 89°16'30" WEST, 150.00 FEET;

15) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 08°27'44", AN ARC LENGTH OF 47.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SKYE PARK DRIVE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, NORTH 00°36'13" EAST, 15.00 FEET;

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, NORTH 89°23'47" WEST, 43.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, SOUTH 00°36'13" WEST, 24.89 FEET;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABOVEMENTIONED WEST SKYE CANYON PARK DRIVE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST SKYE CANYON PARK DRIVE, NORTH 89°23'47" WEST, 6.00 FEET;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST SKYE CANYON PARK DRIVE, FROM WHICH A RADIAL LINE BEARS SOUTH 00°36'13" WEST, HAVING TO THE POINT OF BEGINNING AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE NORTH 00°36'13" EAST, 116.22 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 717.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 03°03'15", AN ARC LENGTH OF 36.25 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 87°32'58" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 15°51'40", AN ARC LENGTH OF 27.68 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 76°35'21" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 20°51'31", AN ARC LENGTH OF 36.41 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 82°33'08" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 722.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 43°36'43", AN ARC LENGTH OF 563.75 FEET;

THENCE NORTH 51°03'36" WEST, 87.81 FEET;

THENCE NORTH 38°56'24" EAST, 48.00 FEET;

THENCE SOUTH 48°19'13" EAST, 105.37 FEET TO A POINT OF CURVE;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 40°14'21" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 88°42'04", AN ARC LENGTH OF 46.44 FEET;

THENCE NORTH 38°56'24" EAST, 10.00 FEET;

THENCE NORTH 35°30'23" EAST, 50.09 FEET;

THENCE NORTH 38°56'24" EAST, 115.63 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1021.50 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 04°14'55", AN ARC LENGTH OF 75.75 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 55°18'30" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 63°11'50" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 13°57'13", AN ARC LENGTH OF 11.08 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 77°09'03" EAST;

THENCE SOUTH 54°57'06" EAST, 25.62 FEET;

THENCE SOUTH 89°16'30" EAST, 270.08 FEET;

THENCE NORTH 80°39'07" EAST, 283.88 FEET;

THENCE SOUTH 89°16'30" EAST, 589.39 FEET;

THENCE NORTH 89°20'05" EAST, 88.61 FEET;

THENCE NORTH 48°05'49" EAST, 25.21 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 69°27'23" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1866.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°43'11", AN ARC LENGTH OF 230.63 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 82°44'12" EAST;

THENCE NORTH 82°44'12" EAST, 33.50 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 82°44'12" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2000.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 28°29'08", AN ARC LENGTH OF 924.52 FEET;

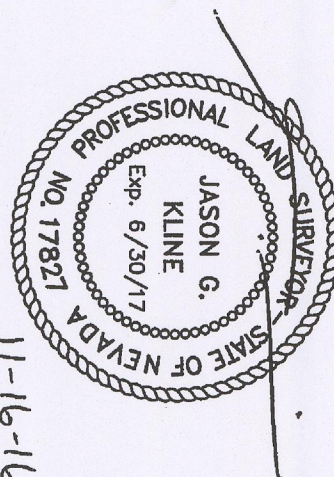
THENCE SOUTH 00°46'40" EAST, 330.55 FEET TO THE POINT OF BEGINNING, CONTAINING 32.31 ACRES, MORE OR LESS.

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11-16-16

SHEET 2 OF 4

BOOK , PAGE

FINAL MAP OF
SKYE CANYON II PHASE 3
A COMMERCIAL SUBDIVISION

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 11, AND 12 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON
THIS PLAT OF:

SKYE CANYON II PHASE 3

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 RIGHT-OF-WAY PLATS, VESTED AND OUTLINED
HEREON, FOR THE USE OF THE PUBLIC; AND GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, AS
INDICATED AND OUTLINES HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE UNDERSIGNED OWNER DOES HEREBY GRANT AND CONVEY TO NEVADA POWER
COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL TELEPHONE COMPANY, d/b/a
SOUTHWEST GAS CORPORATION, COUNTY AND SEVERAL COX COMMUNICATIONS LAS VEGAS, INC., AND
AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON AS PRIVATE STREETS,
COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING FOR THE CONSTRUCTION,
MAINTENANCE, OPERATION AND FINAL REMOVAL OF STREET LIGHTS, IF ANY, AND FIRE HYDRANTS,
UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES,
TOGETHER WITH THE RIGHT OF INGRESS THEREON AND EGRESS THEREFROM.

FURTHER, THE UNDERSIGNED OWNER DOES HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS
AND TO ITS SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT WITHIN THE AREA SHOWN HEREON
AS PRIVATE STREETS, COMMON AREAS AND ALL AREAS NOT OCCUPIED BY ANY BUILDING, FOR THE
CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL OF PUBLIC STREET LIGHTS, IF ANY,
PUBLIC DRAINAGE FACILITIES, AND PUBLIC FIRE HYDRANTS, TOGETHER WITH THE
RIGHT OF INGRESS TO EGRESS THEREFROM.

*AND ABANDONMENT

PUBLIC DRAINAGE FACILITIES,

BY: Marc Balane 9/19/2016
DATE

AS: Authorized Signatory

OF: MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

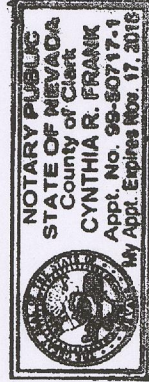
STATE OF NEVADA } SS.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 19, 2016

BY: Marc Balane

AS: Authorized Signatory

OF: MF LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY



Cynthia R. Frank
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: Nov. 17, 2018

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

BASIS OF BEARINGS

NORTH 89°16'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER
(SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK
147, PAGE 71 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

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
REPLACE OR PATCH AN ASPHALT OR CONCRETE PATCH AS APPLICABLE. NO EFFORT WILL BE MADE TO
DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES
OR THEIR AUTHORIZED REPRESENTATIVES.

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).

CITY SURVEYOR'S CERTIFICATE

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

SKYE CANYON II PHASE 3

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE 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. RIEKKE, P.L.S.
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA LICENSE NO. 12469

DATE

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY
PROPOSED ALTERATIONS THEREON; THAT THE MAP COMPLIES WITH THE APPLICABLE STATUTORY AND
ORDINANCE REQUIREMENTS; THAT ALL CONDITIONS PRECEDENT TO THE MAP HAVE BEEN MET; AND
THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE
DIRECTOR OF PLANNING.

ON THIS ____ DAY OF ____

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

DIVISION OF WATER RESOURCES

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.

BY: JOHN SULLIVAN, P.E.
FOR THE DIVISION OF WATER RESOURCES

DATE

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 PRECATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL
OF SEWAGE.

BY: _____
FOR THE SOUTHERN NEVADA HEALTH DISTRICT

DATE

COUNTY RECORDER'S NOTE

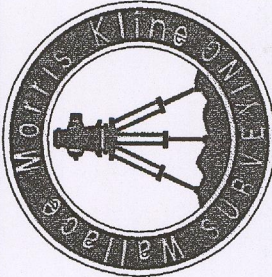
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY
REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.A.S. 276.5665.

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City of Las Vegas

FMP-64536

FINAL MAP OF
SKYE CANYON II PHASE 3
A COMMERCIAL SUBDIVISION

BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 11,
AND 12 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



WALLACE MORRIS KLINE
SURVEYING, L.L.C.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH: 702.212.3967 FX: 702.212.3963

INSTRUMENT NO. _____
OFFICIAL RECORDS

BOOK NO. _____
FILED AT THE REQUEST OF
WALLACE MORRIS KLINE SURVEYING

DATE _____ AT _____

BOOK _____ PAGE _____

CLARK COUNTY, NEVADA RECORDS

DEBBIE CONWAY, RECORDER

FEE \$ _____ DEPUTY

BOOK _____ PAGE _____

CLARK COUNTY, NEVADA RECORDS

DEBBIE CONWAY, RECORDER

FEE \$ _____ DEPUTY

BY: ALLEN PAVELKA, P.E. #6039
CITY OF LAS VEGAS, CITY ENGINEER

DATE

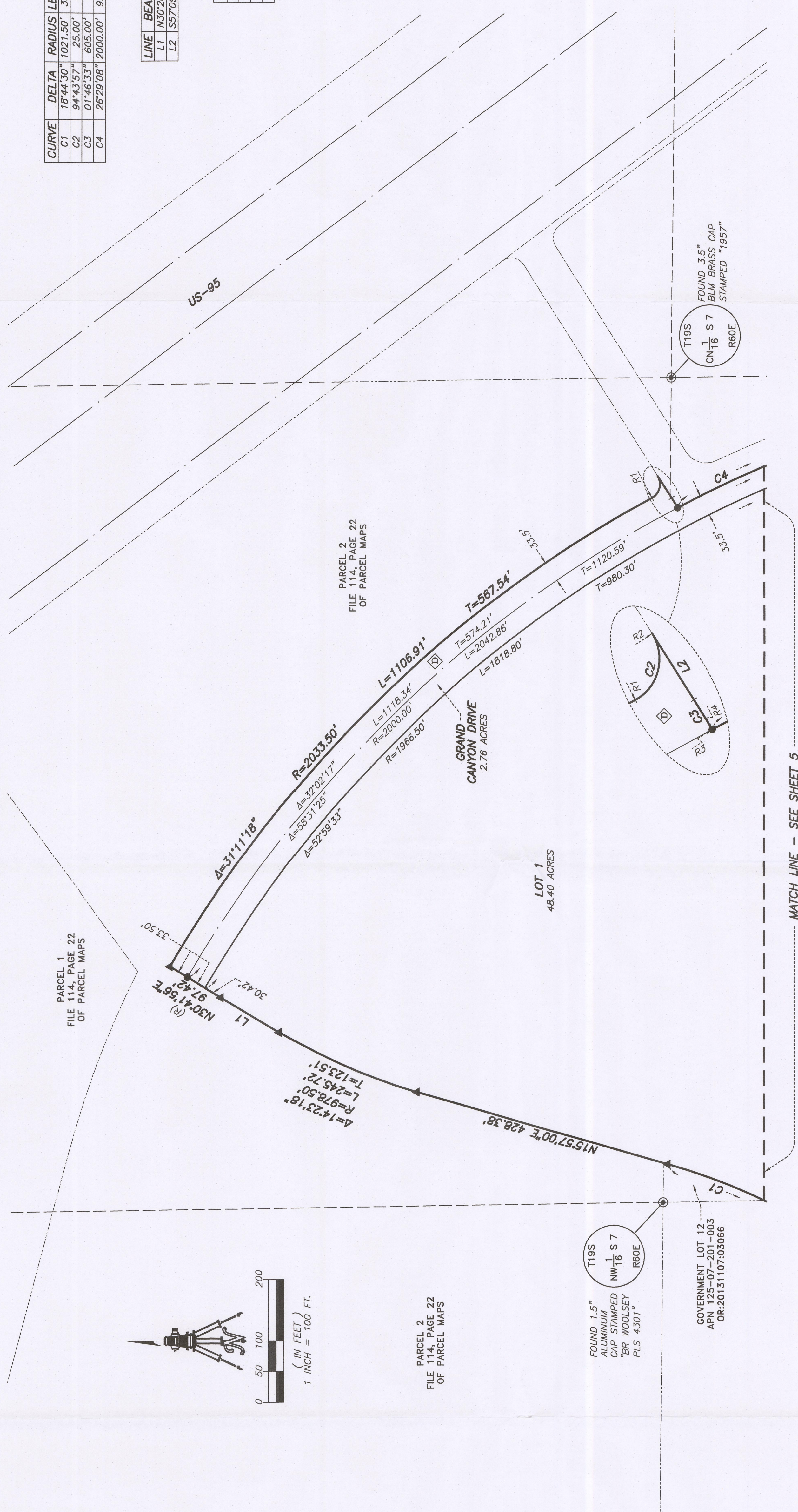
FINAL MAP OF
SKYE CANYON PHASE 3

A COMMERCIAL SUBDIVISION
BEING A MERGER AND RESUBDIVISION OF A PORTION OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 114, PAGE 22
OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND PORTIONS OF GOVERNMENT LOTS 11 AND 12
OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	18°44'30"	1021.50'	334.14'	168.57'
C2	94°43'57"	25.00'	41.33'	27.16'
C3	01°46'53"	605.00'	18.75'	9.38'
C4	26°29'08"	2000.00'	924.52'	470.67'

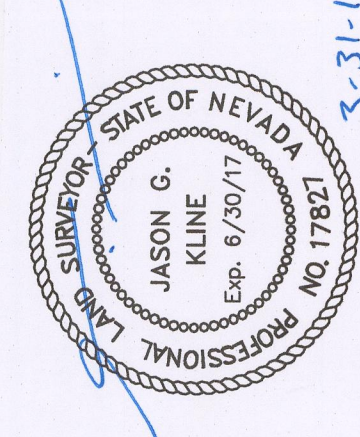
LINE	BEARING	DISTANCE
L1	N30°20'17"E	110.80'
L2	S57°09'17"W	42.22'

LINE	BEARING
R1	N61°53'14"E
R2	S32°50'43"E
R3	S31°04'10"E
R4	N62°44'12"E



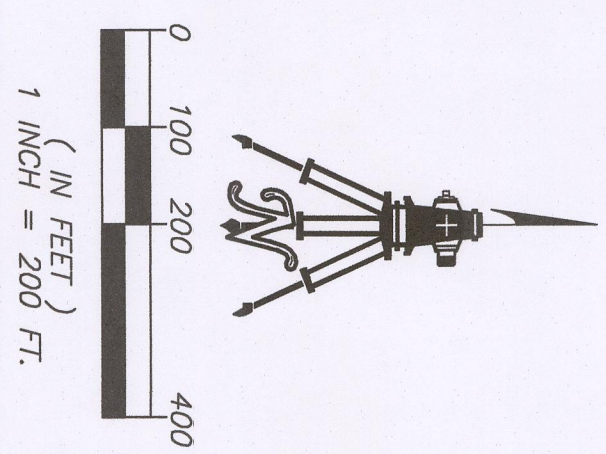
LEGEND	
SUBDIVISION BOUNDARY LINE	CURVE LABEL SEGMENT
RIGHT-OF-WAY LINE	C1
STREET CENTERLINE	
EASEMENT LINE	
MATCH LINE	
QUARTER SECTION LINE	
SIXTEENTH SECTION LINE	
ADJOINING PROPERTY LINE	
OR:	
APN	
(R)	
R1	
L1	
OFFICIAL RECORDS	
ASSESSOR'S PARCEL NUMBER	
RADIAL LINE	
RADIAL LINE SEGMENT	
LINE LABEL SEGMENT	
	PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER THIS PLAT (3.83 ACRES)
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
	SET 2" ALUMINUM CAP STAMPED "J. KLINE, PLS 17927" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
	SET 2" ALUMINUM CAP STAMPED "J. KLINE, PLS 17927"

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SKYE CANYON PHASE 3



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FINAL MAP OF
SKYE CANYON PHASE 3
A COMMERCIAL SUBDIVISION
BEING A MERGER AND RESUBDIVISION OF A PORTION OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 114, PAGE 22
OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND PORTIONS OF GOVERNMENT LOTS 11 AND 12
OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



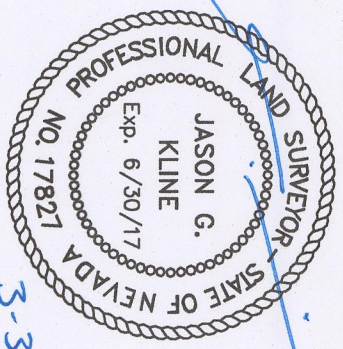
LOT TABULATION	
COMMERCIAL LOT	
PUBLIC STREET PARCELS	1
PRIVATE STREET PARCELS	3
	1

LEGEND	
	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	STREET CENTERLINE
	MATCH LINE
	SECTION LINE
	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	ADJOINING PROPERTY LINE
	OPTIONAL RECORDS
	ASSESSOR'S PARCEL NUMBER
	PUBLIC STREET DEDICATED PER BOOK 147, PAGE 71 OF PLATS
	FOUND MONUMENTATION AS SHOWN AND DESCRIBED

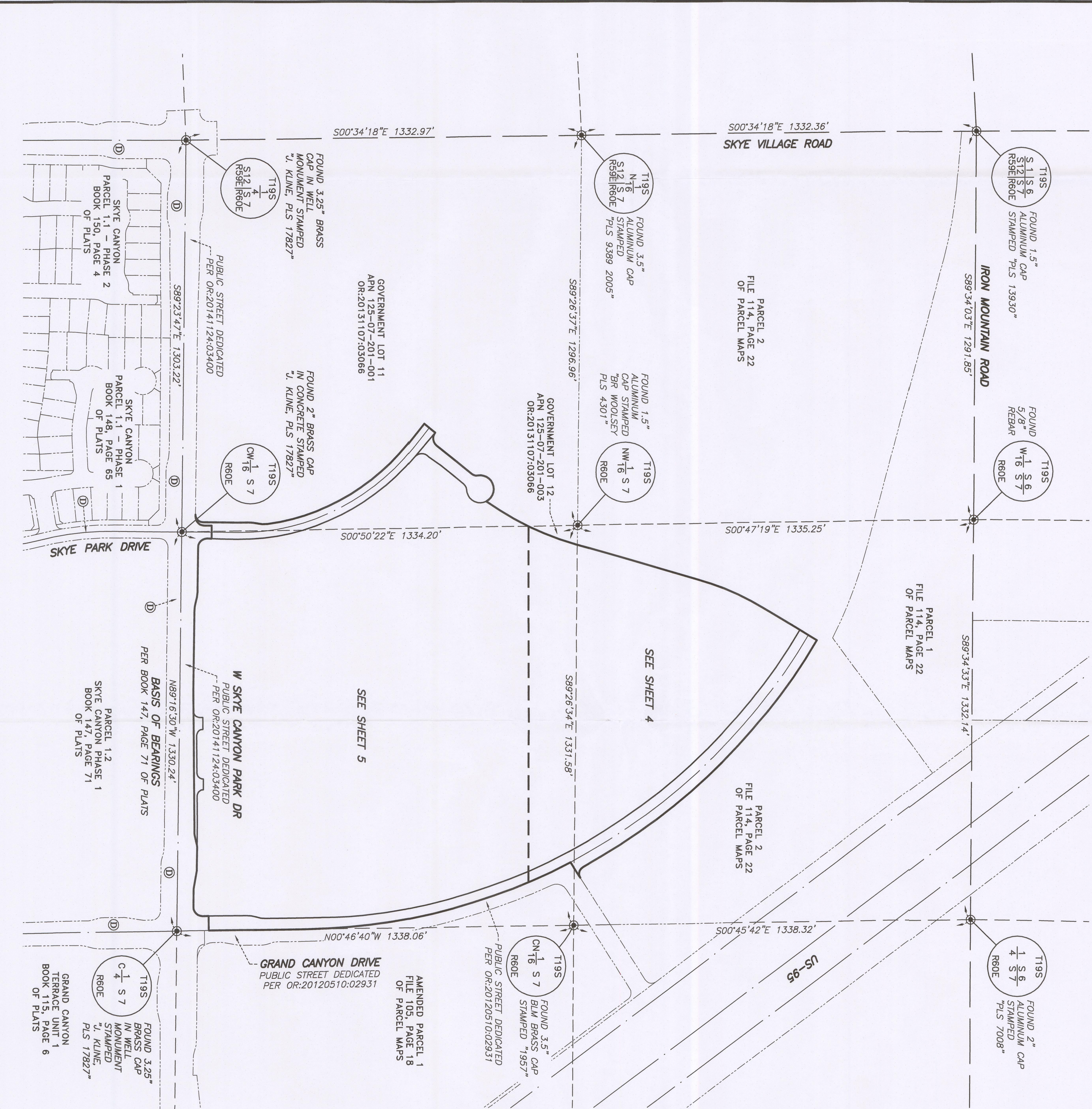
MAP REFERENCES

FILE 105, PAGE 18 OF PARCEL MAPS
FILE 114, PAGE 22 OF PARCEL MAPS
BOOK 115, PAGE 6 OF PLATS
BOOK 148, PAGE 65 OF PLATS
BOOK 148, PAGE 67 OF PLATS
BOOK 149, PAGE 53 OF PLATS
BOOK 150, PAGE 4 OF PLATS

FMP-64536
SKYE CANYON PHASE 3



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City of Las Vegas



FINAL MAP OF
SKYE CANYON PHASE 3

A COMMERCIAL SUBDIVISION

BEING A MERGER AND RESUBDIVISION OF A PORTION OF PARCEL 2 AS SHOWN BY MAP THEREOF IN FILE 114, PAGE 22 OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND PORTIONS OF GOVERNMENT LOTS 11 AND 12 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 2 OF "SKYE CANYON PARCEL MAP" AS SHOWN BY MAP THEREOF IN FILE 114, PAGE 22 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, AND TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 7;

THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 7, NORTH 00°46'40" WEST, 107.93 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°13'22" WEST, 48.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRAND CANYON DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GRAND CANYON DRIVE, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°46'40" EAST, 20.85 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 91°30'10", AN ARC LENGTH OF 47.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF W SKYE CANYON PARK DRIVE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID W SKYE CANYON PARK DRIVE, THE FOLLOWING FIFTEEN (15) COURSES:

- 1) NORTH 89°16'30" WEST, 60.00 FEET;
- 2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 09°27'44", AN ARC LENGTH OF 4.13 FEET;
- 3) THENCE NORTH 79°48'46" WEST, 56.69 FEET;
- 4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 09°27'44", AN ARC LENGTH OF 4.13 FEET;
- 5) THENCE NORTH 89°16'30" WEST, 74.85 FEET;
- 6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 6.12 FEET;
- 7) THENCE SOUTH 76°41'20" WEST, 35.08 FEET;
- 8) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 14°02'10", AN ARC LENGTH OF 6.12 FEET;
- 9) THENCE NORTH 89°16'30" WEST, 36.82 FEET;
- 10) THENCE SOUTH 89°27'07" WEST, 427.61 FEET;
- 11) THENCE NORTH 89°16'30" WEST, 276.74 FEET;
- 12) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 98.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.12 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 18°55'12" WEST;
- 13) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 102.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 32.59 FEET;
- 14) THENCE NORTH 89°16'30" WEST, 150.00 FEET;
- 15) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°52'43", AN ARC LENGTH OF 47.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SKYE PARK DRIVE;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, NORTH 00°36'13" EAST, 15.00 FEET;

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, NORTH 89°23'42" WEST, 43.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, SOUTH 00°36'13" WEST, 24.89 FEET;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SKYE PARK DRIVE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED W SKYE CANYON PARK DRIVE;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID W SKYE CANYON PARK DRIVE, NORTH 89°23'42" WEST, 6.00 FEET;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID W SKYE CANYON PARK DRIVE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 00°36'13" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET;

THENCE NORTH 00°36'13" EAST, 116.72 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 717.50 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 03°03'15", AN ARC LENGTH OF 38.25 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 87°32'58" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 19°51'40", AN ARC LENGTH OF 27.68 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 76°35'21" WEST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 20°51'31", AN ARC LENGTH OF 36.44 FEET TO A POINT OF COMPOUND CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 82°33'08" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 727.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 43°36'43", AN ARC LENGTH OF 563.75 FEET;

THENCE NORTH 51°03'36" WEST, 87.81 FEET;

THENCE NORTH 38°56'24" EAST, 48.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 38°56'24" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 30.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET;

THENCE NORTH 38°56'24" EAST, 153.62 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 48°43'57", AN ARC LENGTH OF 21.26 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 60°12'27" EAST;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 45.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 162°59'23", AN ARC LENGTH OF 129.43 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 63°11'50" EAST;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 55°18'30" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1021.50 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 18°44'50", AN ARC LENGTH OF 334.14 FEET;

THENCE NORTH 15°57'00" EAST, 428.38 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 978.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 14°23'18", AN ARC LENGTH OF 245.72 FEET;

THENCE NORTH 30°20'17" EAST, 110.80 FEET;

THENCE NORTH 30°41'56" EAST, 97.42 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 30°41'56" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2033.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 31°11'18", AN ARC LENGTH OF 1106.91 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 61°53'14" EAST;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 84°43'57", AN ARC LENGTH OF 41.33 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 32°50'43" EAST;

THENCE SOUTH 57°09'17" WEST, 42.22 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 605.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 01°46'33", AN ARC LENGTH OF 18.75 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 31°04'10" EAST;

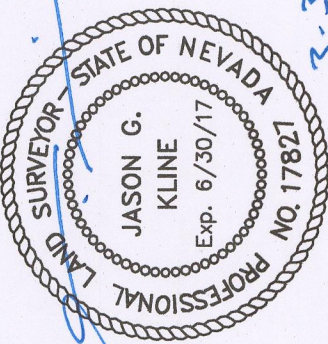
THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 62°44'12" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2000.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 26°29'08", AN ARC LENGTH OF 924.32 FEET;

THENCE SOUTH 00°46'40" EAST, 330.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 52.59 ACRES, MORE OR LESS.

FMP-64536

SKYE CANYON PHASE 3



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SHEET 2 OF 5

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