

OXFORD COMMONS II - UNIT 2

(A COMMON INTEREST COMMUNITY)

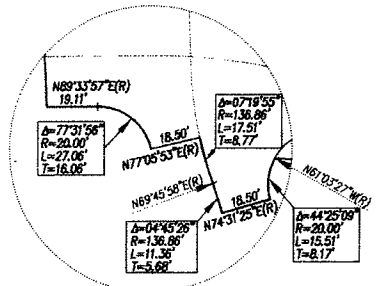
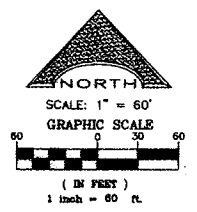
BEING A SUBDIVISION OF A PORTION OF LOT A OF OXFORD COMMONS II - UNIT 1 RECORDED IN BOOK 152, PAGE 80 OF PLATS
SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

63 lots
9 common areas
72 total parcels

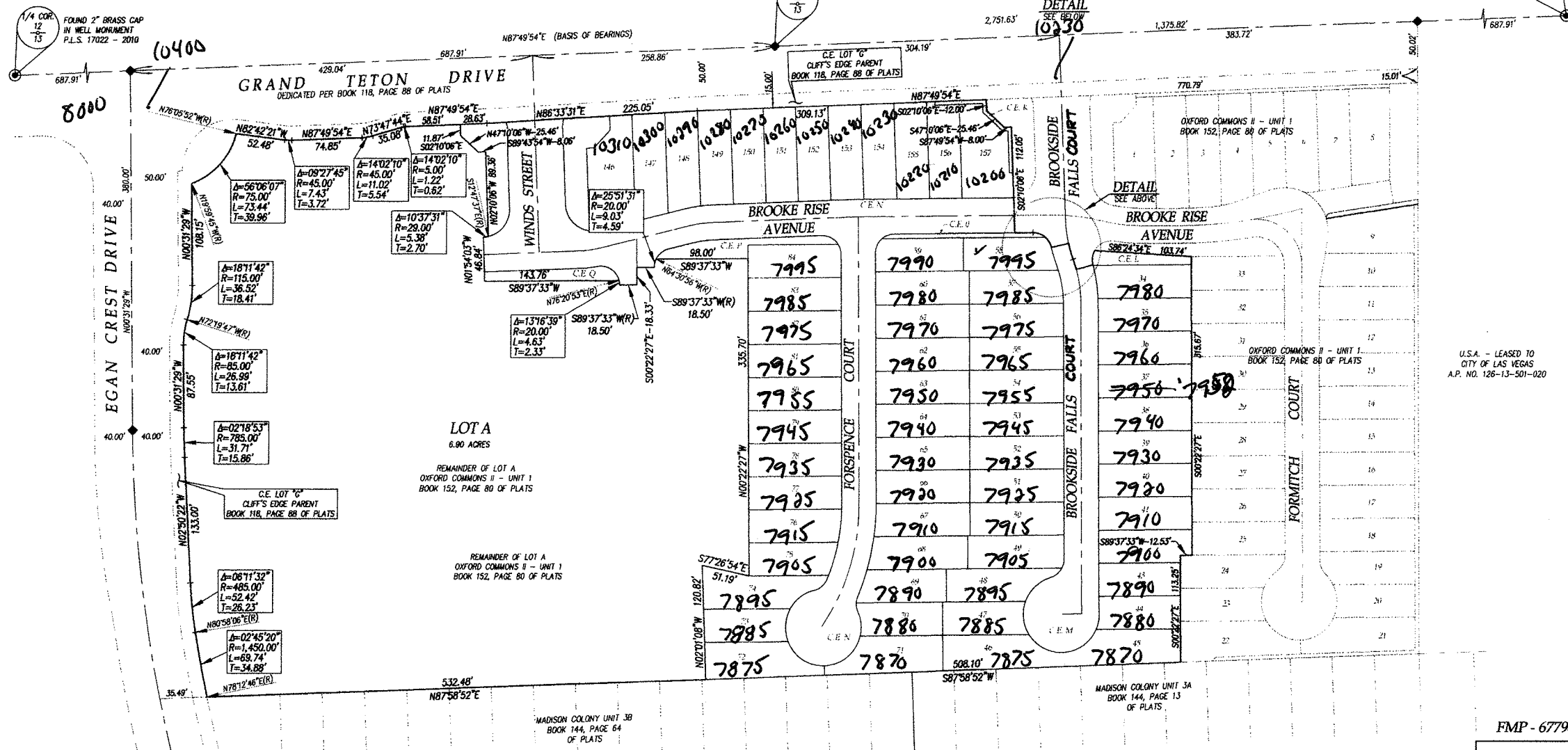
zip: 89166
Master parcel:
126-13-523-034

LEGEND

- PROPERTY BOUNDARY
- STREET CENTERLINE
- LOT LINES
- ADJACENT PROPERTY
- FOUND MONUMENT AS SHOWN
- FOUND 1.5" ALUMINUM CAP - P.L.S. 14414
PER FILE 164, PAGE 22 OF SURVEYS
- SET 5/8" REBAR & ALUMINUM CAP P.L.S. 9615 (UNLESS OTHERWISE NOTED)
- A.P. NO. ASSESSOR'S PARCEL NUMBER



FOUND 3\"/>



U.S.A. - LEASED TO
CITY OF LAS VEGAS
A.P. NO. 126-13-501-020

NOTE:

- DIRECT VEHICULAR ACCESS TO EGAN CREST DRIVE AND GRAND TETON DRIVE FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.
- FOR SIDE PROPERTY LINES, SET REBAR AND BRASS CAP - P.L.S. 9615 UNLESS A BLOCK WALL IS BUILT, THEN A NAIL AND BRASS TAG STAMPED P.L.S. 9615 WILL BE SET IN THE BLOCK WALL TO DENOTE THE SIDE PROPERTY LINE. FRONT PROPERTY CORNERS WILL BE WITNESSED BY A SMCUT IN THE TOP OF CURB ON THE PROLONGATION OF THE SIDE PROPERTY LINES.

FMP - 67793



PREPARED BY: L.R. NELSON CONSULTING ENGINEERS
DRAWN BY: B.L.S.
CHECKED BY: B.L.S.
JOB NO. 1262-112-158
SHEET 2 OF 4

Book 152 Page 65

OXFORD COMMONS II

TENTATIVE MAP

A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

LOT ONE HUNDRED THREE (103) IN BLOCK THREE (3) OF CLIFF EDGE PARENT AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

LAND USE TABULATION

LAND USE DESIGNATION	
EXISTING CLV ZONING	PD
PROPOSED CLV ZONING	MEDIUM
MAXIMUM DENSITY	25 UNITS/ACRE
SITE SUMMARY	
TOTAL UNITS	158 UNITS
ACREAGE (GROSS)	18.02 ACRES
DENSITY (BASED ON GROSS ACREAGE)	8.77 UNITS/ACRE
OPEN SPACE REQUIRED	15,800 SF
OPEN SPACE PROVIDED	5,823 SF
ACREAGE (NET)	18.02 ACRES

PARKING ANALYSIS

TOTAL LOTS:	158
REQUIRED SPACES:	348
(2 PER HOUSE PLUS 1 ADDITIONAL FOR EVERY 5 HOUSES)	
PROVIDED SPACES:	474
(3 SPACES PER LOT: 2-CAR GARAGE AND 20' DRIVEWAY)	

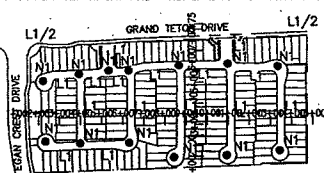
EST. SEWAGE CONTRIBUTION

AVERAGE FLOW = 0.0395 MILLION GALLONS PER DAY
PEAK FLOW = 0.1383 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.1728 MILLION GALLONS PER DAY

ALTERNATIVE STREET NAMES

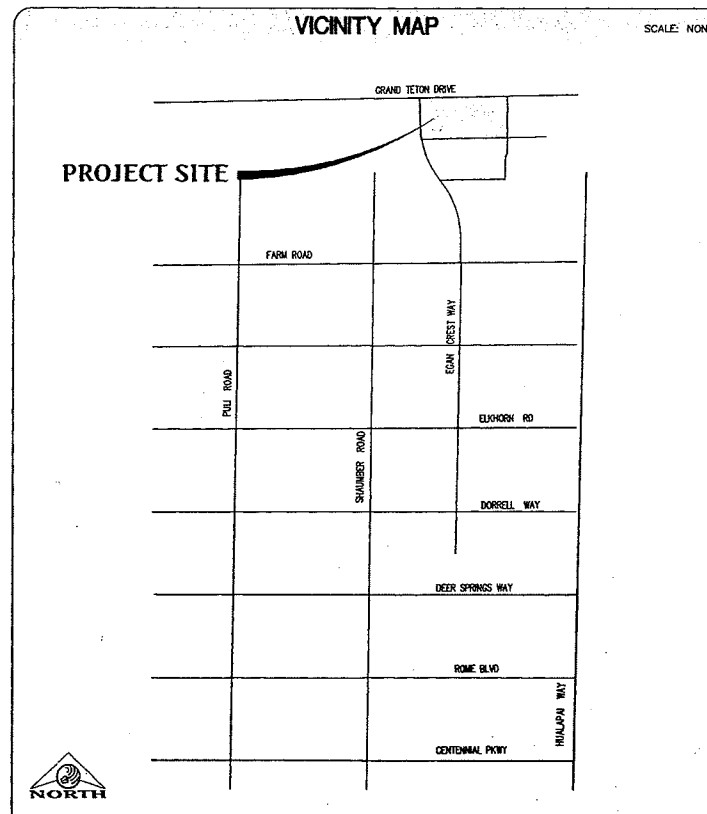
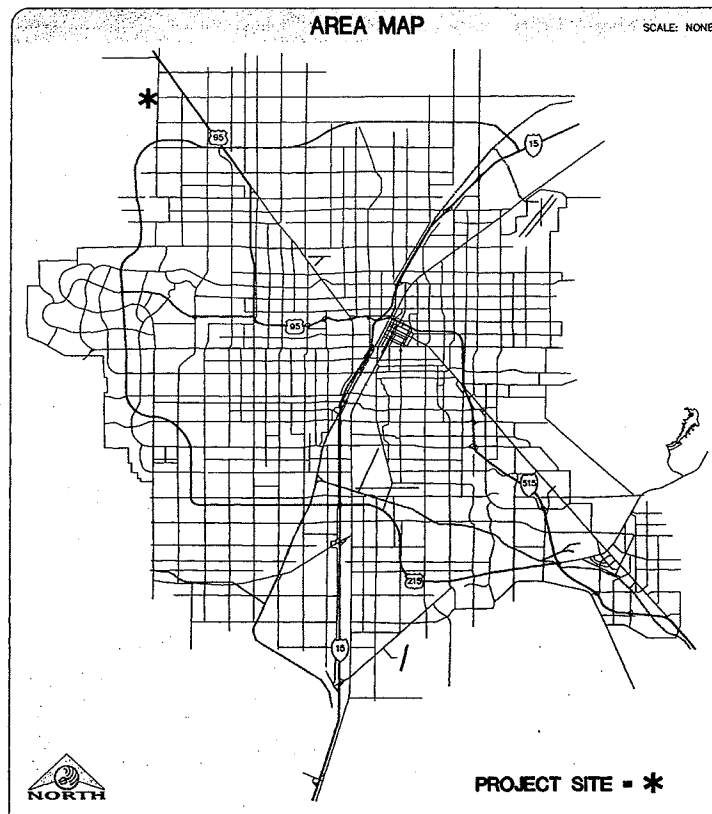
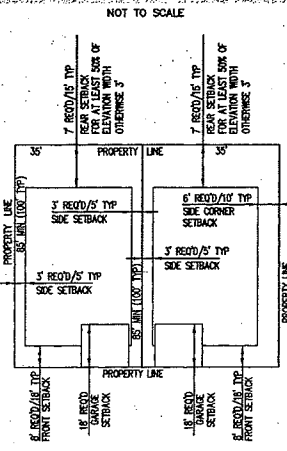
HUBBLES DRIVE
NORMAN LANE
LITTLE STREET
CLEAR COURT

CONNECTIVITY RATIO



$$16 \text{ (LINK)}/13 \text{ (NODE)} = 1.23$$

TYPICAL LOT DIMENSIONS AND SETBACKS



GENERAL LEGEND

(2465)	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	RIGHT-OF-WAY
---	BOUNDARY LINE
---	STREET CENTERLINE
---	EDGE OF PAVEMENT
---	EXISTING CURB, GUTTER, & SIDEWALK
---	PROPOSED CURB, GUTTER, & SIDEWALK
---	PROPOSED WATER
---	EXISTING WATER
---	PROPOSED SEWER WITH FLOW DIRECTION
---	EXISTING SEWER
---	RETAINING WALL
---	PROPOSED AC PAVING
---	SAWCUT LINE
---	EXISTING FENCE
---	EXISTING GAS
---	EXISTING 10" S
---	PROPOSED SEWER MAIN
---	PROPOSED SEWER LATERAL
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	PROPOSED FIRE HYDRANT
---	LOT NUMBER
---	EXISTING STREETLIGHT

ASSESSOR'S PARCEL NUMBER

126-13-501-022

OWNER

K B HOME
5795 WEST BADURA AVENUE, SUITE 180
LAS VEGAS, NEVADA 89118
OFFICE: (702) 266-8400

DEVELOPER

K B HOME
5795 WEST BADURA AVENUE, SUITE 180
LAS VEGAS, NEVADA 89118
OFFICE: (702) 266-8400

ENGINEER

TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

SURVEYOR

TRI-CORE SURVEYING
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

DEVEATIONS NOTE

- CONNECTIVITY RATIO OF 1.23 WHERE 1.3 IS REQUIRED.
- 5,823 SF OPEN SPACE PROVIDED WHERE 12,900 SF IS REQUIRED.

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TENTATIVE MAP
3	SECTIONS 1-17-16
4	SECTIONS AND DETAILS 2
5	SECTIONS AND DETAILS 3

NOTES

- ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE WITHOUT SIDEWALK.
- UTILITY SERVICES TO BE PROVIDED BY:
CITY OF LAS VEGAS SEWER
LAS VEGAS VALLEY WATER DISTRICT
CENTURYLINK TELEPHONE
REPUBLIC SERVICES
SOUTHWEST GAS COMPANY
NV ENERGY
- A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING AND PRIVATE STREETS), THEREFORE, CC&R'S WILL BE REQUIRED.
- THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
- AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
- GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
- THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1750E. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
- SOILS REPORT PREPARED BY: WRIGHT ENGINEERS
PROJECT No.: 152831
DATED: JANUARY 6, 2016
- WATER AND SEWER EXIST ADJACENT TO THE SITE.

BASIS OF BEARING

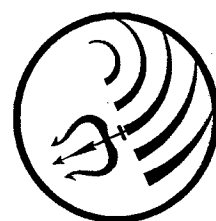
NORTH 00°06'18" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 PAGE 32.

BENCHMARK

QTY OF LAS VEGAS BENCHMARK: 81V99:13SE3
BEING A RIVET AND PLATE IN CONCRETE CYLINDER NW CORNER OF HUALAPAI AND ELKHORN.
ELEVATION: 2853.03 (FEET)
869.606 (METERS)
BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

FOR
DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NV 89014
PHONE: (702) 635-3600

BY



Triton
Engineering

6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146

Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

Triton
Engineering

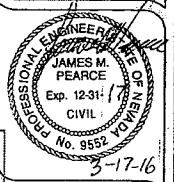
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Suite B
6757 W. Charleston Blvd.
Las Vegas, Nevada 89146
Fax: (702) 254-3062
www.tritoneng.com



KB HOME

OXFORD COMMONS II

COVER SHEET



SHEET 1 OF 5



**LAS VEGAS VALLEY
WATER DISTRICT**

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

November 30, 2016

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

SUBJECT: WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP
FMP-67793, OXFORD COMMONS II UNIT 2 (PROJECT 125021)
A.P.N. 126-13-501-022

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

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 23.2 acre-feet/year, includes a limited commitment for LOT A. 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 for LOT A as follows:

<u>LOT/BLOCK</u>	<u>ACRE-FEET/YEAR</u>
LOT A	1.0

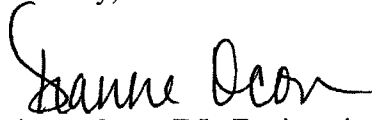
Please make sure the following notes are included on the final map:

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.

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).

Should you have any questions, please contact me at (702) 258-3171, and reference **FMP-67793**.

Sincerely,

A handwritten signature in black ink, appearing to read "Dianne Ocon". The signature is fluid and cursive, with a large initial "D" and "O".

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

DO/do

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
LR Nelson Consulting Engineers
KB Home Nevada, Inc.

● 2017年1月1日

Date: 4-26-17 **Planner's Name:** Christopher Gruba

Official Addressing? ☒ **If So - Address List:** ☐

APN:	126-13-523-034
	63 lots
	9 common lots

Temp Parcel #: 126135T

FMP -	<u>67793</u>	FDPhantom:	<u>1414-17</u>	Zoning:	<u>PD</u>
TMP -	<u>63583</u>				
TMP -				ZIP Code:	89166

Subdivision Name: Oxford Commons II – Unit 2

Proposed/Created MSA: 10251 Grand Teton

Book: 153 **Page:** 65 **Subdivision Code** 153065

[illegible]

LETTER OF TRANSMITTAL

To: City of Las Vegas
Attn: Window 2- Darlene/Mark
333 N. Rancho Dr.
Las Vegas, NV 89106

Date: April 24, 2017
Project No.: 1262-112-169

PLEASE PRINT

Received by:

Date/Time:

Description: Oxford Commons II Unit 2 - Addressing

Copies Description

1	Duplicate Final Map on Mylar
2	Sets of Final Map- (36x24)
1	Copy of Final Map- (11x17)
1	Copy of Final Map- (8½x11)

Comments:

actually mailed address list to this guy, per his request
↓
Chris. Zhang @ LRNeng.com
Jordan Orphan, Project Processor



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 2, 2016

CORRECTED LETTER

Mr. Michael Gray
KB Home Nevada Inc.
5795 West Badura Avenue, Suite #180
Las Vegas, Nevada 89118

**RE: TMP-63583 [PRJ-63164] - TENTATIVE MAP RELATED TO WVR-63581
AND WVR-63582
PLANNING COMMISSION MEETING OF APRIL 12, 2016**

Dear Mr. Gray:

Your request for a Tentative Map FOR A 158-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-63164], was considered by the Planning Commission on April 12, 2016.

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

Planning

1. Lot #85 shall be revised to be a common lot utilized for open space compromised of a tot lot.
2. The subdivision shall be gated and conform to Standard Drawings 222.1.
3. Approval of and conformance to the Conditions of Approval for a Waiver of Title 19.02 (WVR-63581) and a Waiver of the Cliff's Edge Design Guidelines (WVR-63582) shall be required, if approved.
4. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.
5. All development shall conform to the Cliff's Edge Development Agreement, Cliff's Edge Master Development Plan and Design Guidelines and as approved by the Cliff's Edge (Providence) Design Review Committee.
6. Street names must be provided in accordance with the City's Street Naming Regulations.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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

★ 9. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

11. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
12. The private streets for this site must be granted as Public Utility Easements, Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

Mr. Michael Gray
KB Home Nevada Inc.
TMP-63583 [PRJ-63164] - Page Three - **CORRECTED LETTER**
June 2, 2016

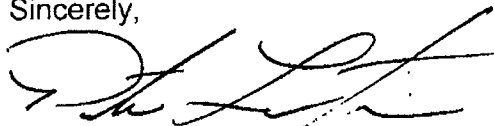
13. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed in accordance with Title 19.02.130.D.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
17. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

Mr. Michael Gray
KB Home Nevada Inc.
TMP-63583 [PRJ-63164] - Page Four - **CORRECTED LETTER**
June 2, 2016

18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **April 12, 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 **April 19, 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,



Peter Lowenstein, AICP
Planning Section Manager

PL:clb

cc: Ms. Kelly Wittwer
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

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

ELIZABETH N. FRETWELL
CITY MANAGER

April 13, 2016

Mr. Michael Gray
KB Home Nevada Inc.
5795 W. Badura Avenue, Ste. #180
Las Vegas, Nevada 89118

**RE: WVR-63582 [PRJ-63164] - WAIVER RELATED TO WVR-63581 AND TMP-63583
PLANNING COMMISSION MEETING OF APRIL 12, 2016**

Dear Applicant:

Your request for a Waiver of the Cliff's Edge Design Guidelines TO ALLOW 5,823 SQUARE FEET OF COMMON OPEN SPACE WHERE 15,800 SQUARE FEET IS REQUIRED on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-63164], was considered by the Planning Commission on April 12, 2016.

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

Planning

1. A minimum of 7,500 square feet of open space shall be provided.
2. Approval of and conformance to the Conditions of Approval for a Waiver (WVR-63581) and Tentative Map (TMP-63583) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

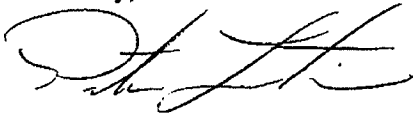


/city of las vegas

WVR-63582 [PRJ-63164] - Page Two
April 13, 2016

This action by the Planning Commission on **April 12, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after April 25, 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,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Planning Section Manager

PL:nl

cc:

Ms. Kelly Wittwer
Triton Engineering
6757 W. Charleston Blvd., Ste. B.
Las Vegas, Nevada 89146



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
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STAVROS S. ANTHONY
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BOB BEERS

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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

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VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

April 13, 2016

Mr. Michael Gray
KB Home Nevada Inc.
5795 W. Badura Avenue, Ste. #180
Las Vegas, Nevada 89118

**RE: WVR-63581 [PRJ-63164] - WAIVER RELATED TO WVR-63582 AND TMP-63583
PLANNING COMMISSION MEETING OF APRIL 12, 2016**

Dear Applicant:

Your request for a Waiver TO ALLOW A 102-FOOT INTERNAL INTERSECTION OFFSET WHERE 125 FEET IS REQUIRED on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross) [PRJ-63164], was considered by the Planning Commission on April 12, 2016.

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

Planning

1. Approval of and conformance to the Conditions of Approval for a Waiver (WVR-63582) and Tentative Map (TMP-63583) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **April 12, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 25, 2016**.

WVR-63581 [PRJ-63164] - Page Two
April 13, 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,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Section Manager

PL:nl

cc:

Ms. Kelly Wittwer
Triton Engineering
6757 W. Charleston Blvd., Ste. B.
Las Vegas, Nevada 89146



**LAS VEGAS VALLEY
WATER DISTRICT**

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

April 5, 2017

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

SUBJECT: WILL SERVE: RESIDENTIAL SUBDIVISION MAP WATER COMMITMENT
FMP-67793. OXFORD COMMONS II – UNIT 2
PROJECT NO.: 125021, A.P.N.: 126-13-501-022

The Las Vegas Valley Water District (LVVWD) has reviewed the subject subdivision map consisting of 63 single family lots. Our records indicate the project qualifies for a water commitment in accordance with the LVVWD Service Rules. Therefore, domestic and fire protection water service can be provided from the LVVWD's system.

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

This Water Commitment Letter Expires: April 4, 2018.

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

Sincerely,

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

DJM/MAD/DO/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
L.R. Nelson
KB Home Nevada, Inc.



**LAS VEGAS VALLEY
WATER DISTRICT**

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

April 3, 2017

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

SUBJECT: WILL SERVE: RESIDENTIAL SUBDIVISION MAP WATER COMMITMENT
FMP-67793. OXFORD COMMONS II – UNIT 2
PROJECT NO.: 125021, A.P.N.: 126-13-501-022

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

This Water Commitment Letter Expires: April 4, 2018.

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

Sincerely,

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

DJM/MAD/DO/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
L.R. Nelson
KB Home Nevada, Inc.



November 23, 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 Oxford Commons II, Unit 2 (Map # FMP-67793).

We have no objections to the development. However the following street name conflicts with a street name in our database:

Brookside Falls Ct – There is a Brookside Ln in zone 89107

The following Street Names are acceptable:

Brooke Rise Ave.
Formitch Ct.
Winds St.
Calito Ct.
Forspence Ct.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jade Payne".

Jade Payne
Address Management, Manager

*Email sent
on 12-27-16*



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: BRUCE L. STRATTON, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
DAN DONLEY - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
LR NELSON ENGINEERS
K B HOME NEVADA INC

Date: December 13, 2016

RE: **FINAL MAP 67793 - OXFORD COMMONS II UNIT 2**

*check letter
from P.O.*

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.**

807128 CURRENT PL Status: Conditional Approval December 12, 2016

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

Department of Planning staff has conditionally approved your request for technical review of the blue-line Final Map, subject to the changes, comments and corrections noted as follows:

1. The Original Final Map Mylar shall be in conformance with all applicable conditions of approval for the Oxford Commons II Tentative Map (TMP-63583).
2. Pursuant to Condition #9 of Tentative Map TMP-63583, provide documentation that validates compliance with this condition and that the recordation has been submitted to the City of Las Vegas Department of Field Operations.
3. The file number "FMP-67793" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. The Original Final Map/Mylar shall be in conformance with all applicable conditions of approval for Waiver (WVR-63582).
5. The Original Final Map/Mylar shall be in conformance with all applicable conditions of approval for Waiver (WVR-63581).
6. Provide a note stating the following: "Direct vehicular access to Egan Crest Drive and Grand Teton Drive from abutting lots through common areas is prohibited." The change shall be applied on all applicable sheets and instances.
7. The street suffix for Brookside Falls shall be changed to "Street." Correct on all affected sheets and instances.

807129 DEVCO Status: Conditional Approval December 07, 2016

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

We note that an approved Drainage Plan and Technical Drainage Study update is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. On the Mylar of this map, provide the recorded information for Oxford Commons II Unit 1 where referenced on this map.
2. Include the Final Map number, FMP-67793, above the Recorder's Block on the cover sheet.
3. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
4. Site development to comply with all applicable conditions of approval for the Oxford Commons II Tentative Map (TMP-63583).

807130 SURVEY Status: Denied December 08, 2016

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

Please ensure that all recording information is complete prior to returning the mylar for final approval.

Please correct miscellaneous errors or discrepancies within the legal description as it relates to the boundary.

Lack of crow's feet along Grand Teton Drive makes the annotation difficult to interpret. Please revise.

Labels for the same tangents should match sheet to sheet.

The designation for Common Element Lot "G" is used twice.

We have had numerous problems getting the annotation to work at Winds Street, Forespence Court, and Calito Court. Changes to this annotation may affect the adjacent lots. Please check and revise as needed.

Please correct the lot count table.

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

End of Comments.

Handwritten signature/initials



**LAS VEGAS VALLEY
WATER DISTRICT**

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

November 30, 2016

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

SUBJECT: WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP
FMP-67793, OXFORD COMMONS II UNIT 2 (PROJECT 125021)
A.P.N. 126-13-501-022

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

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 23.2 acre-feet/year, includes a limited commitment for LOT A. 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 for LOT A as follows:

<u>LOT/BLOCK</u>	<u>ACRE-FEET/YEAR</u>
LOT A	1.0

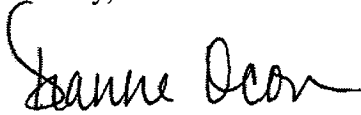
Please make sure the following notes are included on the final map:

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.

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).

Should you have any questions, please contact me at (702) 258-3171, and reference **FMP-67793**.

Sincerely,

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

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

DO/do

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
LR Nelson Consulting Engineers
KB Home Nevada, Inc.



City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

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

**FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING**

11/23/2016 10:00:56 AM

FIRM: L R Nelson

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Oxford Commons II Unit 2

PLANNING No.: FMP-67793

DESCRIPTION: 63 single family residential lots -- APN 126-13-501-022

REF NO: 14102

Street Name	Street Type	Disposition
Winds		Approved
Calito		Approved
Brooke Rise		Approved
Forspence		Approved

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-67793

HAND DELIVERED

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

SENT VIA COURIER OR INTER-OFFICE MAIL

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

SENT VIA COURIER "U.S." MAIL

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

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 385-7268 Fax**

11/17/16

FMP-67793 - FINAL MAP - OXFORD COMMONS II - APPLICANT/OWNER: KB HOME NEVADA, INC. - For possible action on a request for a Final Map Technical Review FOR A 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.02 acres at the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-501-022), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

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



ADMINISTRATIVE

Comments Due: NOVEMBER 27, 2016

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

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Final Map
 Project Address (Location) Agan Crest Dr. and Grand Teton Dr.
 Project Name Oxford Commons II Unit 2 Proposed Use _____
 Assessor's Parcel #(s) 126-13-501-022 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 18.02 Lots/Units 63 Density _____
 Additional Information _____

PROPERTY OWNER KB Home Contact Mike Gray
 Address 5795 Badura Ave. #180 Phone: (702) 266-8512 Fax: (702) 266-8623
 City Las Vegas State NV Zip 89118
 E-mail Address msgray@kbhome.com

APPLICANT KB Home Contact Mike Gray
 Address 5795 Badura Ave. #180 Phone: (702) 266-8512 Fax: (702) 266-8623
 City Las Vegas State NV Zip 89118
 E-mail Address msgray@kbhome.com

REPRESENTATIVE L.R. Nelson Consulting Engineers Contact Elisha Scrogum
 Address 6765 W. Russell Rd. #200 Phone: (702) 798-7978 Fax: _____
 City Las Vegas State NV Zip 89118
 E-mail Address elisha.scrogum@lrneng.com

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

Property Owner Signature* _____

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

Print Name BRIAN KUNEC

STATE OF NEVADA, COUNTY OF CLARK (CW)
 Subscribed and sworn before me

This 3RD day of NOVEMBER, 20 16.

BY BRIAN KUNEC

[Signature]
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # FMP-67793

Meeting Date: Admin

Total Fee: \$ 750.00

Date Received: * 11/16/16

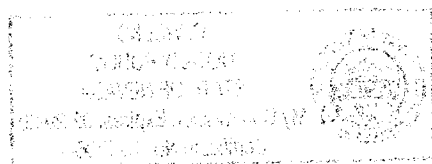
Received By: [Signature]



C. WEEKS
 NOTARY PUBLIC
 STATE OF NEVADA

My Commission Expires: 02-29-20
 Certificate No: 16-1796-1

* 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.



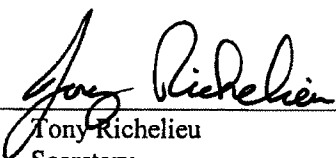


CERTIFICATE OF SECRETARY

I, Tony Richelieu, do hereby certify that I am the duly elected, qualified and acting Secretary of KB HOME Las Vegas Inc., a Nevada corporation (this "Corporation").

I do further certify that the resolutions attached hereto as Exhibit "A" are a true and complete representation of such resolutions that were duly adopted by the unanimous written consent of the Board of Directors of this Corporation as of October 4, 2016, and that said resolutions have not been rescinded, modified or revoked and are in full force and effect.

WITNESS MY HAND this 10th day of October, 2016.

By: 
Tony Richelieu
Secretary

RECEIVED

NOV 1

Dept of Planning
City of Las Vegas

EXHIBIT "A"
KB HOME LAS VEGAS INC.
RESOLUTIONS ADOPTED AS OF OCTOBER 4, 2016

Signing Authority

BE IT RESOLVED . . . , that the following resolutions shall, effective as of the date hereof, supersede and replace any and all resolutions previously adopted with respect to the powers and authority herein granted including, but not limited to, resolutions adopted as of June 24, 2016, and any such prior authority is hereby revoked and restated in its entirety as follows:

RESOLVED FURTHER, that the following officers and/or employees of this Corporation be, and each hereby is, authorized to act on behalf of this Corporation; provided, however, that such authority shall be limited to such authority as may be provided herein below and to other ordinary course of business transactions relating to the operations of this Corporation as indicated herein below:

Brian Kunec	President
Matt Mandino	Executive Vice President [Regional President]
James D. Widner	Executive Vice President
Scott Bleazard	Vice President, Land Acquisition
John McLaury	Vice President, Sales and Marketing
Bradd Robison	Vice President, Operations
Timothy M. Sprague	Vice President, Finance
Renee M. Gervais	Assistant Secretary and Broker
Anthony Gordon	Assistant Secretary
Sherry E. Scanlan	Assistant Secretary and Designated Broker
Michelle King	Director, Studio
Janet Love	Director, Purchasing
Perry Vaughn	Director, Land Development
LaToya Johnson	Escrow Coordinator
Eric Padua	Escrow Coordinator
Elaine Vitug	Escrow Coordinator
Kevin E. Herrmann	Project Manager, Land
Janet Love	Purchasing Manager
Perry Vaughn	Regional Construction Manager, Land Development

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation and any Corporation Entity (which, for these purposes is (a) any limited liability company in which this Corporation is the sole member and (b) any partnership in which this Corporation is the general partner) to execute, acknowledge and deliver any and all documents deemed by such person to be necessary or appropriate in connection with the disposition and/or acquisition and development of real property by this Corporation or any Corporation Entity, including, but not limited to, land purchase and sale agreements, purchase and sale agreements related to lots and residential dwellings, amendments, assignments, escrow instructions, grant deeds, promissory notes, deeds of trust, maps, agreements, municipal bond transactions and related documents:

Brian Kunec
Matt Mandino
James D. Widner

; provided that, and without limiting any of the foregoing, Timothy M. Sprague, Vice President, Finance, and Anthony Gordon, Assistant Secretary, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation and any Corporation Entity to execute, acknowledge and deliver any notices required under an effective land purchase or sale agreement, including without limitation title objection and approval notices, notices to proceed or to waive feasibility or closing conditions, notices of cancellation or termination and notices of default;

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation and any Corporation Entity to execute, acknowledge and deliver any and all documents deemed by such person necessary or appropriate in connection with this Corporation's or any Corporation Entity's land improvement and development activities including but not limited to, easements, development agreements, applications for land development approvals and subdivision approvals, declarations of covenants, conditions and restrictions, subdivision and tract maps and exhibits thereto and supporting documents:

Brian Kunec
Matt Mandino
James D. Widner
Scott Bleazard
Timothy M. Sprague

RESOLVED FURTHER, that any one of the following persons be, and each hereby is, authorized and empowered as indicated below on behalf and in the name of this Corporation and any Corporation Entity to execute, acknowledge and deliver all contracts, deeds, notes, deeds of trust, agreements and other documents to convey title to residential dwellings standing in the name of this Corporation or any Corporation Entity:

Any one of:

Brian Kunec
Matt Mandino
James D. Widner
John McLaury
Timothy M. Sprague
Renee M. Gervais
Sherry E. Scanlan

Any two of:

Michelle King
LaToya Johnson
Eric Padua
Elaine Vitug

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation and any Corporation Entity to execute, acknowledge and deliver all contracts and escrow instructions (including amendments, addendums and other ancillary documents forming a part of the escrow instructions and contract) and only the "Terms and Conditions Addendum" to the purchase agreement and escrow instructions, in connection with the sale of residential dwellings standing in the name of this Corporation or any Corporation Entity; but specifically excluding deeds and other documents to convey title to such property and loan documents:

Michelle King
LaToya Johnson
Eric Padua
Elaine Vitug

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation and any Corporation Entity to execute, acknowledge and deliver any and all master subcontract agreements and related documents with respect to the construction of improvements on real property:

Brian Kunec
Matt Mandino
James D. Widner
Timothy M. Sprague
Janet Love

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, appointed and designated as an authorized agent to sign, execute and deliver for and on behalf and in the name of this Corporation and any Corporation Entity any and all material purchase agreements, subcontract work agreements and related documents with respect to the construction of improvements on real property:

Brian Kunec
Matt Mandino
James D. Widner
Timothy M. Sprague
Bradd Robison
Kevin E. Herrmann
Janet Love
Perry Vaughn

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation and any Corporation Entity to execute, acknowledge and deliver any and all master service agreements and related documents with respect to the marketing, sales and management of real property:

Brian Kunec
Matt Mandino
James D. Widner
John McLaury
Timothy M. Sprague

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation and any Corporation Entity to execute, acknowledge and deliver any and all master consultant agreements and related documents with respect to development of real property:

Brian Kunec
Matt Mandino
James D. Widner
Timothy M. Sprague

RESOLVED FURTHER, that any two of the following officers and/or employees, acting together, be, and they hereby are, authorized to sign, execute and deliver for and on behalf of this Corporation and any Corporation Entity such documents to establish and to draw checks upon the bank accounts of this Corporation or any Corporation Entity for contract-related disbursements only (including, but not limited to (a) subcontractors, suppliers, and vendors with a properly authorized contract with this Corporation or any Corporation Entity, where such disbursements are authorized by work orders or purchase orders or (b) recurring payments such as office rent or other leases with a properly executed supporting document) to receive and disburse funds, to sign vouchers and other documents with respect to construction loans of this Corporation or any Corporation Entity:

Brian Kunec
Matt Mandino
James D. Widner
John McLaury
Timothy M. Sprague
Michelle King
Bradd Robison

RESOLVED FURTHER, that any non-contract-related disbursements in excess of \$1,000 must be approved in writing by the then incumbent President of this Corporation.

RESOLVED FURTHER, that Brian Kunec, President of this Corporation, and Matt Mandino and James D. Widner, each an Executive Vice President of this Corporation, be, and each hereby is, authorized and empowered to act on behalf of this Corporation in its capacity as a member (other than a sole member) of any limited liability company or as a partner (other than a general partner) of any partnership in which this Corporation owns a direct or indirect interest.

RESOLVED FURTHER, that Brian Kunec, President of this Corporation, and Matt Mandino and James D. Widner, each an Executive Vice President of this Corporation, be, and each hereby is, authorized, empowered and directed, for and on behalf of this Corporation and any Corporation Entity, to take such further actions and to do all such further things which he may deem necessary and appropriate to accomplish the purpose and to effectuate the intent of the foregoing resolutions with respect to this Corporation or any Corporation Entity.

RESOLVED FURTHER, that any and all documents executed or actions undertaken by any officers or employees listed in the foregoing resolutions between June 24, 2016 and the date hereof substantively within the scope of their authority as designated above be, and they hereby are, ratified, confirmed and approved.

KB HOME NEVADA INC.

Business Entity Information

Status:	Active	File Date:	7/6/1992
Type:	Domestic Corporation	Entity Number:	C7227-1992
Qualifying State:	NV	List of Officers Due:	7/31/2017
Managed By:		Expiration Date:	
NV Business ID:	NV19921046821	Business License Exp:	7/31/2017

Registered Agent Information

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

Financial Information

No Par Share Count:	2,500.00	Capital Amount:	\$ 0
No stock records found for this company			

☐ Officers

☐ Include Inactive Officers

Director - WILLIAM R HOLLINGER

Address 1:	10990 WILSHIRE BLVD	Address 2:	7 TH FLOOR
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

President - ROBERT V MCGIBNEY

Address 1:	5795 BADURA AVENUE SUITE 180	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89118	Country:	
Status:	Active	Email:	

Secretary - TONY RICHELIEU

Address 1:	10990 WILSHIRE BLVD	Address 2:	6 TH FLOOR
City:	LOS ANGELES	State:	CA
Zip Code:	90024	Country:	
Status:	Active	Email:	

Treasurer - TIMOTHY M SPRAGUE			
Address 1:	5795 BADURA AVENUE SUITE 180	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89118	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Incorporation		
Document Number:	C7227-1992-001	# of Pages:	4
File Date:	7/6/1992	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C7227-1992-003	# of Pages:	1
File Date:	12/4/1992	Effective Date:	
EDWARD J. HANIGAN SUITE 870, BOX 17			
2300 W. SAHARA AVENUE LAS VEGAS NV 89102 TCH			
Action Type:	Annual List		
Document Number:	C7227-1992-010	# of Pages:	2
File Date:	8/10/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7227-1992-009	# of Pages:	3
File Date:	8/7/1999	Effective Date:	
(No notes for this action)			
Action Type:	Merger		
Document Number:	C7227-1992-004	# of Pages:	3
File Date:	3/29/2000	Effective Date:	
ARTICLES OF MERGER FILED MERGING KB SPRING MOUNTAIN, INC., A (NV) CORPORATION, #C15229-97, INTO THIS CORPORATION. (3)PGS. DMF			
Action Type:	Annual List		
Document Number:	C7227-1992-011	# of Pages:	1
File Date:	7/21/2000	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C7227-1992-005	# of Pages:	1
File Date:	1/17/2001	Effective Date:	
(1)PG. MMR			
KAUFMAN AND BROAD OF NEVADA, INC. MMRB k ; 00001			
Action Type:	Annual List		
Document Number:	C7227-1992-007	# of Pages:	3
File Date:	8/11/2001	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	C7227-1992-008	# of Pages:	2
File Date:	8/6/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7227-1992-006	# of Pages:	1
File Date:	7/23/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C7227-1992-002	# of Pages:	1
File Date:	7/28/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050276776-22	# of Pages:	1
File Date:	6/30/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060367764-31	# of Pages:	2
File Date:	6/6/2006	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20060748971-24	# of Pages:	2
File Date:	11/21/2006	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Name Change		
Document Number:	20070233609-42	# of Pages:	1
File Date:	4/4/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070421942-71	# of Pages:	2
File Date:	6/18/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080445831-55	# of Pages:	2
File Date:	6/30/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090469417-52	# of Pages:	2
File Date:	6/8/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100436823-19	# of Pages:	3

File Date:	6/11/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110534245-17	# of Pages:	1
File Date:	7/20/2011	Effective Date:	
11-12			
Action Type:	Annual List		
Document Number:	20120404848-73	# of Pages:	1
File Date:	6/7/2012	Effective Date:	
12-13			
Action Type:	Amended List		
Document Number:	20120486593-10	# of Pages:	2
File Date:	7/13/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130392149-64	# of Pages:	2
File Date:	6/12/2013	Effective Date:	
2013/2014			
Action Type:	Annual List		
Document Number:	20140425887-21	# of Pages:	2
File Date:	6/11/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150276869-56	# of Pages:	2
File Date:	6/18/2015	Effective Date:	
15-16			
Action Type:	Annual List		
Document Number:	20160287311-71	# of Pages:	2
File Date:	6/27/2016	Effective Date:	
(No notes for this action)			



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-67793 APN: 126-13-501-022

Name of Property Owner: KB Home

Name of Applicant: KB Home

Name of Representative: L.R. Nelson Consulting Engineers

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

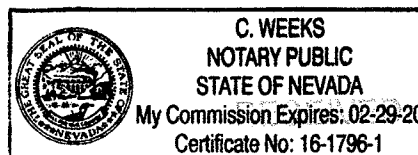
Print Name: BRIAN KUNEC

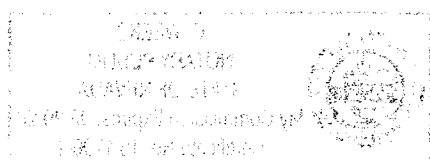
STATE OF NEVADA, COUNTY OF CLARK (CW)
Subscribed and sworn before me

This 3RD day of NOVEMBER 20 16 BY
BRIAN KUNEC

Notary Public in and for said County and State

[Signature]





20050105-0000601

APN: 126-13-501-001, 126-13-601-018 (Portion)
Affix R.P.T.T. \$59,073.30

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

KB HOME NEVADA, INC.
750 PILOT RD., SUITE "F"
LAS VEGAS, NV 89119

Fee: \$17.00 RPTT: \$59,073.30
N/C Fee: \$0.00

01/05/2005 09:01:38
T20050002133

Requestor:
CHICAGO TITLE

Frances Deane
Clark County Recorder

ADF
Pgs: 4

ESCROW NO: 04121993-065-JS

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

CLIFF'S EDGE DEVELOPMENT LLC, a Nevada limited liability company

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

KB HOME NEVADA, INC., a Nevada corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 18th day of November, 2004

**CLIFF'S EDGE DEVELOPMENT LLC, a
Nevada limited liability company**

By: Ward Ritter
Ward Ritter, Manager

RECEIVED

NOV 10

Dept of Planning
City of Las Vegas

ESCROW NO: 04121993-065-JS

STATE OF NEVADA

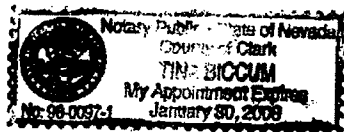
)
) ss.

COUNTY OF Clark

On this 18th November 2004
appeared before me, a Notary Public, Ward Ritter as
Manager of Cliff's Edge Development LLC personally
known or proven to me to be the person(s) whose name(s)
is/are subscribed to the above instrument, who
acknowledged that he/she/they executed the instrument
for the purposes therein contained.

Tina Biccum
Notary Public

My commission expires: 1/30/08



Tina Biccum
NO: 96-0097-1
exp 1-30-08

EXHIBIT "A"
LEGAL DESCRIPTION

Lot One Hundred Three (103) in Block Three (3) of CLIFFS EDGE PARENT as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

ESCROW NUMBER: 04121993-065-JS

A.P.N.: 126-13-501-001 126-13-601-018 (Portion)

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

- a) 126-13-501-001
b) 126-13-601-018 (Portion)
c)
d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #:

Book: _____ Page: 12

Date of Recording: _____

Notes:

3. Total Value/Sales Price of Property:

\$11,582,616.00

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

Transfer Tax Value: **\$11,582,616.00**

Real Property Transfer Tax Due: **\$59,073.30**

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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

Signature _____

Capacity Manager

Signature X [Signature]

Capacity SV President, Land Acq.
BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cliff's Edge LLC
Address: 5017 W. Diablo Dr. Bldg 6
City: Las Vegas
State: NV Zip: 89118

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KB HOME Nevada, Inc.
Address: 750 Pilot Rd., Suite "F"
City: Las Vegas
State: NV Zip: 89119

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

Print Name: Chicago Title
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 04121993-065

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM
PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

6001



City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

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

**FIRE SERVICES / STREET NAME VALIDATION
SUBDIVISION LISTING**

7/6/2016 6:55:40 AM

FIRM: L R Nelson

ENTITY: Clark County Current Planning

SUBDIVISION: Oxford Commons II Unit 1

PLANNING No.: TMP-63583

DESCRIPTION: 33 single family residential lots, 8 CE

REF NO: 13989

Street Name	Street Type	Disposition
Bernard		Street name duplicate
Crosby		Street name duplicate
Dawn		Street name duplicate
Nox		Street name sound alike
<u>Winds</u>		<u>Approved</u>
Bluebell		Street name duplicate
Henley		Street name sound alike
Paxadam		Street name sound alike
Jaspence		Approved
<u>Calito</u>		<u>Approved</u>
Formitch		Approved
SPRINGTIDE		Street name duplicate
<u>Brookside Falls</u>		<u>Approved</u>
<u>Brooke Rise</u>		<u>Approved</u>
Ole		Street name sound alike
Pajams		Phonetically difficult
Spence		Street name sound alike
Sayville		Street name sound alike
Macon		Street name duplicate
Lakeland		Street name duplicate
Chloethan		Not pronounced as spelled
<u>Forspence</u>		<u>Approved</u>
Foramore		Approved
Coronado		Street name duplicate
Avenida		Street name duplicate
Pomona		Street name duplicate
Flora		Street name duplicate
Loma		Street name duplicate
Isabella		Street name duplicate

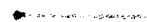
RECEIVED

7/11/16

Dept of Planning
City of Las Vegas

Page #

1





CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 11/9/2016

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

To: ENGINEER FIRM: LR NELSON ENGINEERS INC 6765 W RUSSELL ROAD SUITE 200 LAS VEGAS, NV 89118- PHONE NUMBER: (702)798-7978 x FAX NUMBER: (702)451-2296	From: DAVID GUERRA City of Las Vegas Land Development
--	---

PROJECT INFORMATION:

PROJECT NUMBER: 67568

PROJECT NAME: OXFORD COMMONS II UNIT 2

APPLICATION TYPE: L-CIVIL **WORK TYPE:** L-SUB

MAP ID: 126-13-5
F-13-2

DEVELOPER CO.: KB HOME NEVADA INC
5655 W BADURA AVE
LAS VEGAS, NV 89118-

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1	TRAFFICX	REC:11/2/16	RET: 11/2/16	Result: Approvable
2	DEVCO X	REC:11/2/16	RET: 11/2/16	Result: Approvable with Condition(s)
3	SEWERX	REC:11/2/16	RET: 11/2/16	Result: Approvable with Condition(s)
4	GEOTECHX	REC:11/2/16	RET: 11/3/16	Result: Approvable
5	FLOOD X	REC:11/2/16	RET: 11/7/16	Result: Approvable
6	CURRENTPLX	REC:11/2/16	RET: 11/8/16	Result: Approvable
7	FIRE ENG	REC:11/2/16	RET: 11/8/16	Result: Approvable with Condition(s)
8	FIRE ENG M	REC:11/9/16	RET:	Result: Incomplete
9	CIVILBLUEX	REC:11/2/16	RET:	Result: Incomplete

DESCRIPTION OF ITEMS ATTACHED

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

RECEIVED

11/10/2016

Dept of Planning
City of Las Vegas

REMARK (S):

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

Additional information may be required (if checked).

- ☐ Submit Easement/Right of Way application to right of way
- ☒ Bond Must be posted.
- ☒ Fee(s) - see bond estimate and plans for breakdown.

☒ Permit request form must be filled out and signed by contractor and return to CLV Land Development.

☒ SWAPP checked

☐ _____

LETTER OF TRANSMITTAL

To: City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Date: Nov. 15, 2016
Project No.: 1262-112-162

PLEASE PRINT

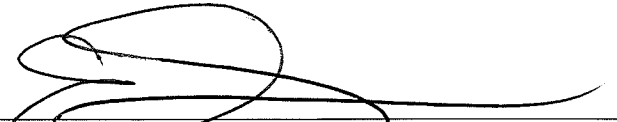
Received by:

Date/Time:

Description: Oxford Commons II Unit 2 -Final Map Submittal

Copies Description

1	Original application
1	Statement of Financial Interest
1	Copy of KB Signing docs.
1	Check (KBH check No. 04884808) in the amount of \$750.00
1	Copy of Improvement Plan 1 st review correspondence
1	Deed
1	Copy of approved street names
17	Copies of Final Map


Elisha Serogum, Project Coordinator

OXFORD COMMONS II - UNIT 2

(A COMMON INTEREST COMMUNITY)

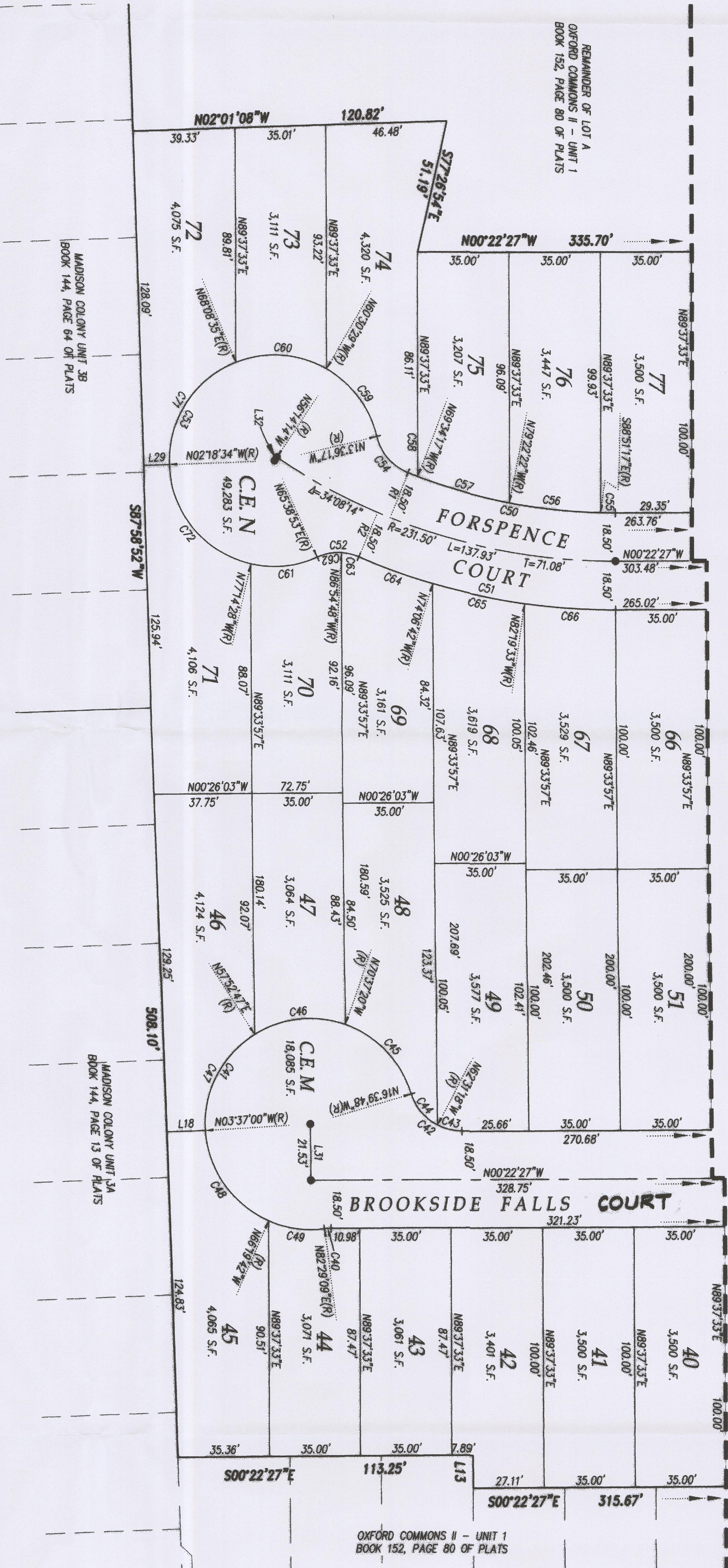
BEING A SUBDIVISION OF A PORTION OF LOT A OF OXFORD COMMONS II - UNIT 1 RECORDED IN BOOK 152, PAGE 80 OF PLATS

SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)

OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

MATCH LINE - SEE SHEET 3 OF 4



- NOTE:
1. DIRECT VEHICULAR ACCESS TO EGM CREST DRIVE AND GRAND TETON DRIVE FROM ADJOINING LOTS THROUGH COMMON AREAS IS PROHIBITED.
 2. FOR SUE PROPERTY LINES, SET REAR AND BRASS CAP - P.L.S. 9615 UNLESS A BLOCK WALL IS BUILT, THEN A NAIL AND BRASS TAG STAMPED P.L.S. 9615 WILL BE SET IN THE BLOCK WALL TO DENOTE THE SUE PROPERTY LINE. FRONT PROPERTY CORNERS WILL BE WITNESSED BY A SMOOT IN THE TOP OF CURB ON THE FRODOGNATION OF THE SUE PROPERTY LINES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	77°31'56"	20.00'	22.06'	16.06'
C2	07°19'55"	136.86'	17.51'	8.77'
C3	04°45'28"	136.86'	11.36'	5.68'
C4	44°25'08"	20.00'	15.51'	8.17'
C5	25°51'31"	20.00'	9.03'	4.59'
C6	13°16'38"	20.00'	4.83'	2.35'
C7	10°17'31"	28.00'	5.38'	2.70'
C8	90°00'00"	28.00'	45.55'	28.00'
C9	101°46'13"	28.00'	51.53'	35.69'
C10	15°54'13"	34.80'	9.61'	4.83'
C11	78°22'29"	28.00'	40.18'	24.07'
C12	80°18'08"	28.00'	40.82'	24.62'
C13	21°09'27"	28.00'	10.71'	5.40'
C14	08°20'30"	136.86'	20.16'	10.10'
C15	100°07'09"	20.00'	14.95'	23.89'
C16	11°48'13"	120.00'	24.73'	12.41'
C17	88°51'29"	20.00'	30.32'	18.53'
C18	78°23'46"	20.00'	28.87'	15.34'
C19	50°12'17"	20.00'	17.84'	8.44'
C20	11°48'58"	136.86'	28.92'	10.50'
C21	11°48'58"	136.86'	28.92'	10.50'
C22	08°42'50"	136.86'	16.23'	8.12'
C23	08°02'44"	136.86'	12.32'	6.12'
C24	08°02'44"	27.50'	4.34'	2.18'
C25	91°41'38"	20.00'	32.04'	20.64'
C26	88°56'24"	20.00'	31.39'	19.86'
C27	59°46'10"	20.00'	20.88'	11.50'
C28	31°59'28"	20.00'	11.17'	5.73'
C29	46°31'50"	20.00'	16.94'	9.02'
C30	41°24'55"	20.00'	14.45'	7.56'
C31	36°07'21"	20.00'	12.61'	6.52'
C32	07°19'55"	136.86'	19.88'	8.85'
C33	02°40'17"	118.36'	5.92'	2.76'
C34	00°16'41"	155.36'	0.75'	0.38'
C35	13°04'22"	155.36'	35.45'	17.80'
C36	15°06'08"	136.86'	36.07'	18.14'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C37	03°32'28"	218.50'	14.76'	7.39'
C38	12°31'40"	136.86'	28.92'	15.02'
C39	19°51'34"	136.86'	47.44'	23.86'
C40	07°08'24"	20.00'	2.49'	1.25'
C41	28°03'04"	40.50'	184.36'	---
C42	73°42'39"	20.00'	25.73'	13.49'
C43	27°31'08"	20.00'	9.72'	4.86'
C44	45°51'30"	20.00'	16.01'	8.46'
C45	51°25'13"	40.50'	38.14'	20.62'
C46	51°25'13"	40.50'	38.40'	19.53'
C47	61°25'48"	40.50'	43.43'	24.02'
C48	61°25'48"	40.50'	44.33'	24.67'
C49	31°11'06"	40.50'	22.04'	11.30'
C50	21°32'45"	213.00'	81.34'	41.17'
C51	23°10'08"	280.00'	101.00'	51.25'
C52	47°08'48"	20.00'	16.48'	8.73'
C53	28°04'50"	40.50'	108.45'	60.80'
C54	54°53'25"	20.00'	19.18'	10.89'
C55	31°11'16"	213.00'	35.65'	18.16'
C56	08°28'58"	213.00'	35.83'	17.67'
C57	08°46'03"	213.00'	36.44'	18.28'
C58	07°04'35"	213.00'	4.00'	2.00'
C59	48°54'12"	40.50'	33.15'	17.57'
C60	51°20'56"	40.50'	36.30'	19.47'
C61	51°20'56"	40.50'	36.30'	19.47'
C62	21°26'19"	20.00'	8.58'	4.88'
C63	18°42'29"	20.00'	6.88'	3.47'
C64	08°54'23"	280.00'	30.13'	15.09'
C65	08°12'51"	280.00'	35.84'	17.56'
C66	08°12'54"	280.00'	35.12'	17.59'
C67	07°45'05"	155.36'	4.75'	2.37'
C68	18°51'34"	118.36'	41.03'	20.72'
C69	17°11'17"	118.36'	35.57'	17.69'
C70	15°06'08"	155.36'	40.55'	20.59'
C71	70°27'08"	40.50'	49.80'	28.60'
C72	74°55'54"	40.50'	52.97'	31.04'

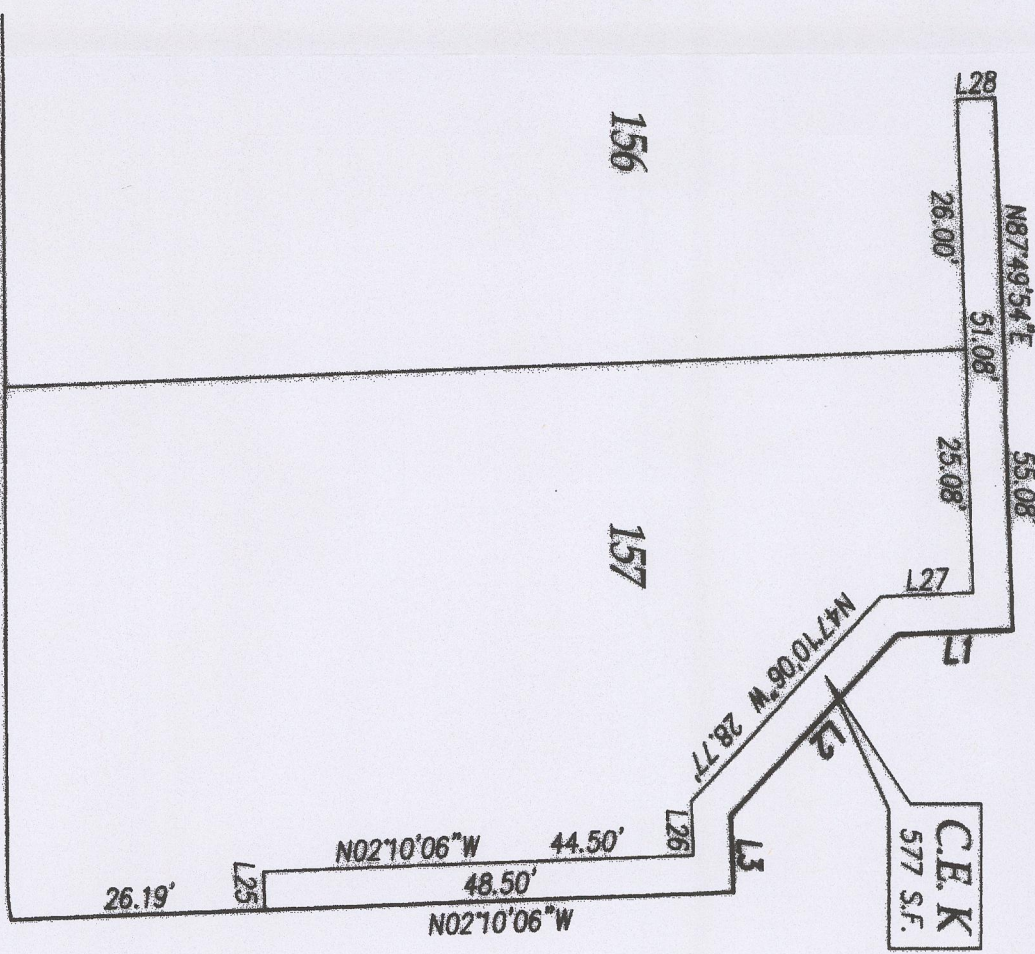
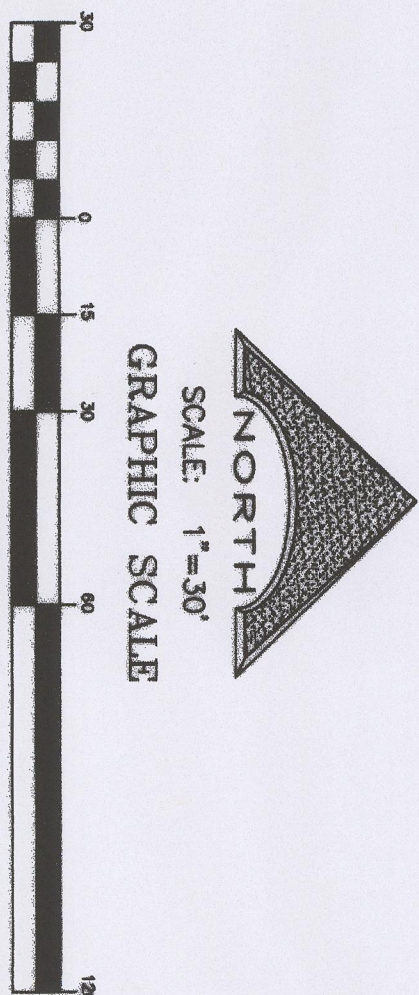
LINE TABLE

COURSE	BEARING	LENGTH
L1	S02°10'06"E	12.00'
L2	S47°10'06"E	25.46'
L3	N87°49'54"E	8.00'
L4	N89°33'57"E	19.11'
L5	N77°05'53"E	18.50'
L6	N74°51'26"E	18.50'
L7	S89°17'33"W	18.33'
L8	S00°22'27"E	18.33'
L9	N07°54'03"W	46.84'
L10	N02°10'06"W	18.88'
L11	N02°10'06"W	18.88'
L12	S89°33'57"E	12.53'
L13	N07°54'03"W	8.44'
L14	N04°04'52"W	20.03'
L15	N04°04'52"W	20.03'
L16	N04°04'52"W	20.03'
L17	N17°23'21"E	7.34'
L18	N02°10'06"W	15.00'
L19	N87°49'54"E	7.73'
L20	N02°10'06"W	14.80'
L21	N02°10'06"W	14.80'
L22	N89°33'57"E	6.25'
L23	S89°43'54"W	8.06'
L24	S87°49'54"E	9.00'
L25	S87°49'54"E	4.00'
L26	N87°49'54"E	5.66'
L27	N02°10'06"W	9.66'
L28	N02°10'06"W	4.00'
L29	N02°04'27"W	10.00'
L30	N02°22'11"W	0.02'
L31	N89°33'57"E	21.53'
L32	N56°14'14"W	1.61'

RADIAL LINE TABLE

COURSE	BEARING
R1	N89°29'42"W
R2	N67°12'19"W
R3	N76°20'53"E
R4	N10°30'36"W
R5	S12°47'37"E
R6	N77°05'53"E
R7	N69°45'58"E

LEGEND



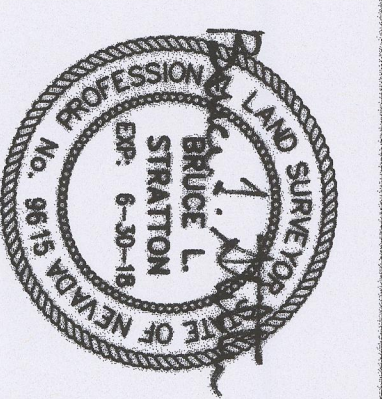
DETAIL OF COMMON ELEMENT G

SCALE: 1" = 20'

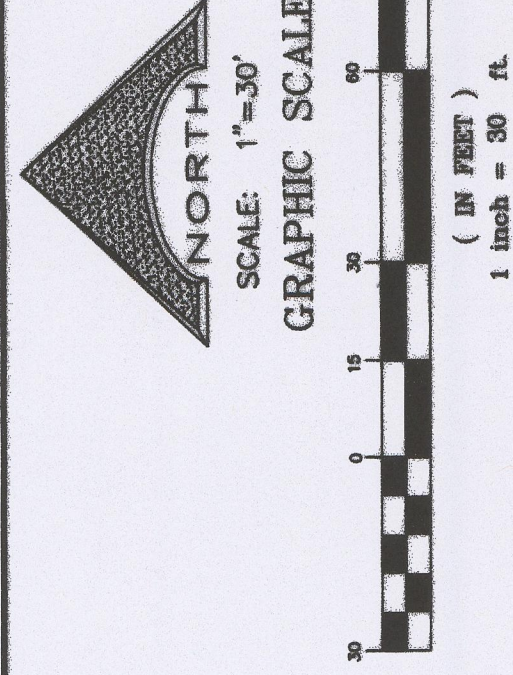
FMP - 67793

LOT COUNT

RESIDENTIAL LOTS = 63 LOTS
COMMON ELEMENT LOTS = 9 LOTS
TOTAL = 72 LOTS

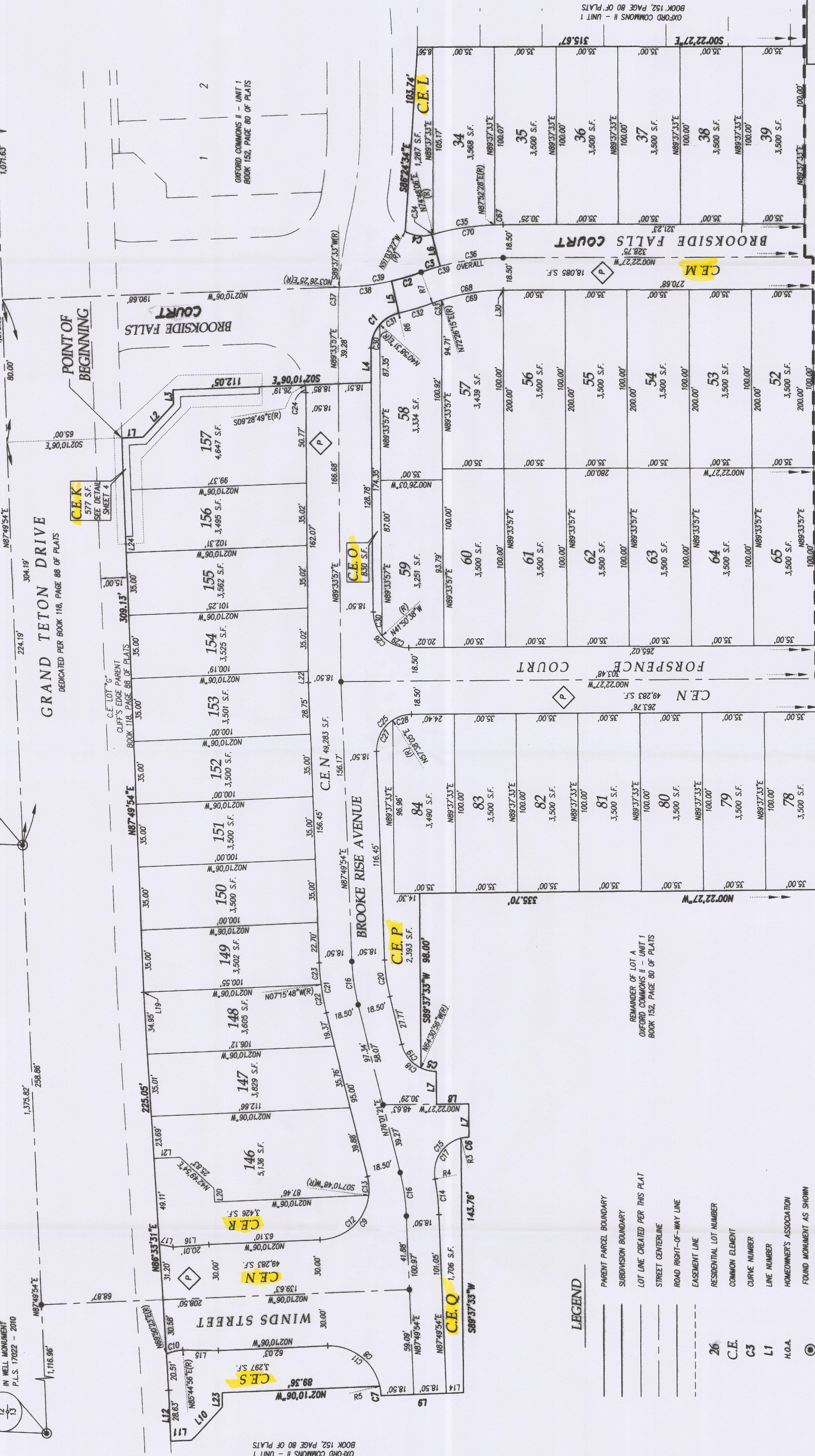
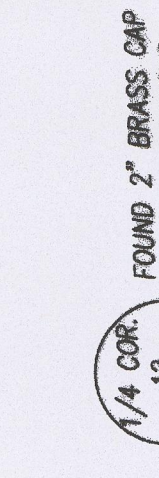
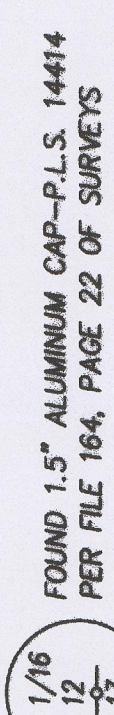
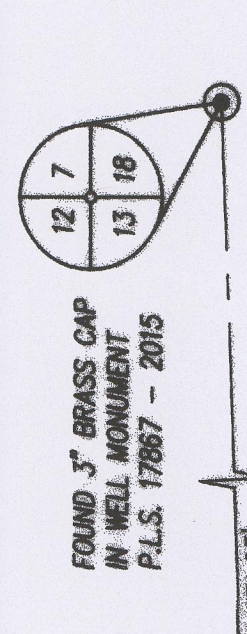


PREPARED BY:
LR NELSON CONSULTING ENGINEERS
7815 W. Russell Rd. #200
Las Vegas, NV 89118
CHECKED BY: BLS
BOOK 152 PAGE 80 OF PLATS
SHEET 4 OF 4



OXFORD COMMONS II - UNIT 2

(A COMMON INTEREST COMMUNITY)
BEING A SUBDIVISION OF A PORTION OF LOT A OF OXFORD COMMONS II - UNIT 1 RECORDED IN BOOK 152, PAGE 80 OF PLATS
SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND

- PARENT PARCEL BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINE CREATED PER THIS PLAT
- STREET CENTERLINE
- ROAD RIGHT-OF-WAY LINE
- EASEMENT LINE
- RESIDENTIAL LOT NUMBER
- COMMON ELEMENT
- CURVE NUMBER
- LINE NUMBER
- H.O.A.
- FOUND MONUMENT AS SHOWN
- SET 5/8" REBAR AND ALUMINUM CAP P.L.S. 9615 WITH TYPE IV REFERENCE MONUMENTS
- A PERPETUAL AND NON-REVOCABLE EASEMENT FOR THE COMMON ELEMENT TO BE USED FOR THE COMMON ELEMENT EASEMENTS CITY OF LAS VEGAS PUBLIC SENSE EASEMENTS AND PUBLIC DRAINAGE EASEMENTS WITH PRIVATE SURFACE MAINTENANCE BY THE HOMEOWNERS ASSOCIATION

LOT COUNT

RESIDENTIAL LOTS	= 63 LOTS
COMMON ELEMENT LOTS	= 9 LOTS
TOTAL	= 72 LOTS

NOTE:

- DIRECT VEHICULAR ACCESS TO EGAN GREST DRIVE AND GRAND TETON DRIVE FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.
- FOR SIDE PROPERTY LINES, SET REBAR AND BRASS CAP - P.L.S. 9615 UNLESS A BLOCK WALL IS BUILT, THEN A NAIL AND BRASS TAG STAMPED P.L.S. 9615 WILL BE SET IN THE BLOCK WALL TO DENOTE THE PROPERTY LINE. THE TOP OF CURB ON THE PROLONGATION OF THE SIDE PROPERTY LINES.

MATCH LINE - SEE SHEET 4 OF 4

PREPARED BY: FMP - 67793

19 JAN 2017

BRUCE L. STRATTON
REGISTERED PROFESSIONAL SURVEYOR
CLARK COUNTY, NEVADA
No. 9818

DRAWN BY: B.L.S.
CHECKED BY: B.L.S.
STRUCTURAL: 6785 W. Russell Rd. #200
Las Vegas, NV 89115
CIVIL: (702) 780-7978
SURVEY

SHEET 3 OF 4

FINAL MAP OF
OXFORD COMMONS II - UNIT 2
(A COMMON INTEREST COMMUNITY)

BEING A SUBDIVISION OF A PORTION OF LOT A OF OXFORD COMMONS II - UNIT 1 RECORDED IN BOOK 152, PAGE 80 OF PLATS
SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE AND DEDICATION

KB HOME NEVADA, INC., A NEVADA CORPORATION,
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT OF
OXFORD COMMONS II - UNIT 2
AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THIS PLAT AND DOES HEREBY OFFER AND DEDICATE TO THE
PUBLIC THE EASEMENTS, RIGHTS-OF-WAY AND PLACES AS INDICATED
AND OUTLINED HEREON FOR THE USE OF THE PUBLIC.

NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION IS OFFERED FOR DEDICATION."
FURTHER, UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO NEVADA POWER COMPANY, A NEVADA CORPORATION, D/B/A NV
ENERGY, CENTRAL TELEPHONE COMPANY D/B/A CENTURYLINK (JUNIOR) AND SEVERALLY, AND TO SOUTHWEST GAS CORPORATION, LAS
VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR SUCCESSORS AND ASSIGNS: (i) A
PERMANENT EASEMENT WITHIN THE AREAS SHOWN AS PRIVATE STREETS, PUBLIC UTILITY EASEMENTS, AND TO WATER PANELS (ii) A
THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND ALONG ALL PRIVATE STREETS, TO WATER PANELS (iii) A
THREE-FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES AND ALONG ALL PRIVATE STREETS, TO WATER PANELS (iv) A
SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE
BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET; WHERE SIDEWALK EXISTS, THE MOUTH OF SAID EASEMENT SHALL BE DEFINED BY
A LINE RUNNING PARALLEL WITH AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE
SIDEWALKS, FOR ABOVE GROUND TELEPHONE EQUIPMENT PADS AND WATER FACILITIES, AND (v) A
TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND ABOVE GROUND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED
LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS,
UNDERGROUND POWER, TELEPHONE, GAS, WATER AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF
INGRESS THEREIN AND EGRESS THEREFROM.

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

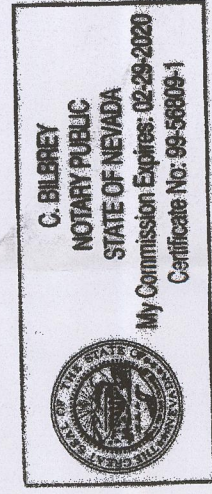
DATED THIS 20th DAY OF January, 2017

BY: BRIAN KUNEK
AS: DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF NEVADA SS
COUNTY OF CLARK
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 20, 2017 by
BRIAN KUNEK AS DIVISION PRESIDENT OF
KB HOME NEVADA, INC., A NEVADA CORPORATION.

C. BILBREY
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE
MY COMMISSION EXPIRES 2-29-2020



LAS VEGAS VALLEY WATER DISTRICT NOTE

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

ALL COMMON AREAS AND UTILITY EASEMENTS, INDICATED HEREON AS "COMMON AREAS" OR
"UTILITY EASEMENTS" ARE TO PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION (OR
PROPERTY OWNER IF NO OWNER ASSOCIATION IS TO BE FORMED).

UTILITY / AGENCIES APPROVALS

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

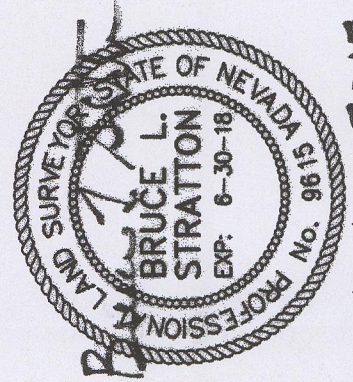
Shirley Dean Dianne Dean 04-05-2017
LAS VEGAS VALLEY WATER DISTRICT
DATE
SOUTHWEST GAS CORPORATION Tim Ts 1-23-17
DATE
NEMODA POWER COMPANY, A NEVADA CORPORATION, D/B/A NV ENERGY Lisa C. Drake 1/17/2017
DATE
Central Telephone Company D/B/A Century Link Ashley Devine 01/12/17
DATE
COX COMMUNICATIONS LAS VEGAS, INC. Chris Rodriguez 1/19/17
DATE

SURVEYOR'S CERTIFICATE

I, BRUCE L. STRATTON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA,
ACTING AS AGENT FOR L.R. NELSON CONSULTING ENGINEERS, INC. CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION AT THE INSTANCE OF KB HOME NEVADA, INC., A NEVADA CORPORATION.
- LANDS SURVEYED LIE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER
OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON MARCH 22 2016.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL
ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL
APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND
POSITIONS INDICATED BY THE PLAT. NO MONUMENTS WILL BE POSTED WITH THE GOVERNING BODY BEFORE
FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE
RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

BRUCE L. STRATTON
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE NO. 9615
11 JAN 2017



LEGAL DESCRIPTION

SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
BEING THAT PORTION OF LOT A OF OXFORD COMMONS II - UNIT 1, THE PLAT OF SAID SUBDIVISION BEING ON FILE IN THE CLARK
COUNTY RECORDER'S OFFICE AS BOOK 152, PAGE 80 OF PLATS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 13,
THENCE NORTH 87°49'54" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SAID SECTION 13, A DISTANCE OF 224.20 FEET;
THENCE SOUTH 02°10'06" EAST, 65.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT A, SAID POINT ALSO BEING
THE POINT OF BEGINNING;
THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT A THE FOLLOWING COURSES: SOUTH 02°10'06" EAST, 12.00 FEET;
THENCE SOUTH 47°10'06" EAST, 25.46 FEET;
THENCE SOUTH 87°49'54" EAST, 8.00 FEET;
THENCE SOUTH 02°10'06" EAST, 12.00 FEET;
THENCE SOUTH 02°10'06" EAST, 12.00 FEET;
THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL
ANGLE OF 77°1'58", AN ARC LENGTH OF 27.06 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS NORTH
77°05'37" EAST;

THENCE NORTH 77°05'37" EAST, 18.50 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING SOUTH 12°54'07" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 136.66 FOOT RADIUS CURVE,
CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 07°19'55", AN ARC LENGTH OF 17.51 FEET TO A POINT OF REVERSE CURVATURE
TO WHICH A RADIAL LINE BEARS SOUTH 69°45'58" WEST;
THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 136.66 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE
OF 04°45'28", AN ARC LENGTH OF 11.36 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 74°31'25" EAST, 18.50 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING NORTH 15°28'35" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE,
CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 44°25'09", AN ARC LENGTH OF 15.51 FEET TO A POINT OF NON-TANGENCY TO
WHICH A RADIAL LINE BEARS NORTH 61°03'27" WEST;
THENCE SOUTH 86°24'54" EAST, 103.74 FEET;
THENCE SOUTH 02°22'27" EAST, 35.67 FEET;
THENCE SOUTH 88°37'33" WEST, 12.53 FEET;
THENCE SOUTH 02°22'27" EAST, 35.67 FEET;
THENCE SOUTH 87°39'05" WEST, 506.10 FEET;
THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT A, NORTH 02°01'08" WEST, 120.79 FEET;
THENCE SOUTH 77°26'54" EAST, 31.19 FEET;
THENCE SOUTH 02°22'27" WEST, 356.70 FEET;
THENCE SOUTH 88°37'33" WEST, 12.53 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING SOUTH 25°29'04" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE,
CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 25°1'31", AN ARC LENGTH OF 8.03 FEET TO A POINT OF NON-TANGENCY TO
WHICH A RADIAL LINE BEARS SOUTH 88°37'33" WEST;
THENCE SOUTH 88°37'33" WEST, 18.50 FEET;
THENCE SOUTH 02°22'27" EAST, 18.50 FEET;
THENCE SOUTH 88°37'33" WEST, 18.50 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING NORTH 02°22'27" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE,
CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 13°16'39", AN ARC LENGTH OF 4.63 FEET TO A POINT OF NON-TANGENCY TO
WHICH A RADIAL LINE BEARS NORTH 76°20'53" EAST;
THENCE SOUTH 88°37'33" WEST, 143.76 FEET;
THENCE NORTH 07°54'03" WEST, 46.84 FEET TO A POINT OF NON-TANGENCY;
THENCE FROM A TANGENT BEARING NORTH 87°49'54" EAST, CURVING TO THE LEFT ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE,
CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 10°37'31", AN ARC LENGTH OF 5.38 FEET TO A POINT OF NON-TANGENCY TO
WHICH A RADIAL LINE BEARS SOUTH 12°47'37" EAST;

THENCE SOUTH 02°10'06" WEST, 89.36 FEET;
THENCE SOUTH 88°43'54" WEST, 8.06 FEET;
THENCE NORTH 02°10'06" WEST, 25.46 FEET;
THENCE NORTH 02°10'06" WEST, 11.87 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A THE FOLLOWING THREE (3) COURSES: NORTH 87°49'54" EAST, 28.63 FEET;
THENCE NORTH 88°33'31" EAST, 225.05 FEET;
THENCE NORTH 87°49'54" EAST, 306.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 6.996 ACRES.

NOTE:

DIRECT VEHICULAR ACCESS TO EGAN CREST DRIVE AND GRAND TETON DRIVE FROM
ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.

CERTIFICATE OF CITY SURVEYOR

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

OXFORD COMMONS II - UNIT 2
AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT
BEEN SET, BUT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO GUARANTEE
THEIR SETTING ON OR BEFORE MARCH 23, 2017.

Randy W. Mrowicki
RANDY W. MROWICKI PLS 11441 19- APRIL- 2017
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NO. 12469



CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED
ALTERATIONS THEREIN; 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 17th DAY OF April, 2017.

Thomas A. Perrigo
THOMAS A. PERRIGO
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA
ON BEHALF OF

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

Andy Chang, RPHS
SOUTHERN NEVADA HEALTH DISTRICT
4/6/2017
DATE

DIVISION OF WATER RESOURCES CERTIFICATE

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

Donna C. Miller, P.E.
DIVISION OF WATER RESOURCES
4/10/17
DATE

CITY ENGINEER'S APPROVAL

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

Alen Pavelka
CITY ENGINEER: ALLEN PAVELKA P.E. 9029
4-13-17
DATE

BASIS OF BEARINGS

NORTH 87°49'54" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST
QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., AS
SHOWN ON THE PLAT OF CLIFFS EDGE PARENT, SAID PLAT BEING ON FILE IN THE CLARK
COUNTY, NEVADA RECORDER'S OFFICE AS BOOK 118, PAGE 88 OF PLATS.

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

FINAL MAP OF OXFORD COMMONS II - UNIT 2 A COMMON INTEREST COMMUNITY		OFFICIAL RECORDS BOOK NO. 20170249 INSTRUMENT NO. 023 023
BEING A SUBDIVISION OF LOT A OF OXFORD COMMONS II UNIT 1 RECORDED IN BOOK 152, PAGE 80 OF PLATS - SITUATE WITHIN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		FILED AT THE REQUEST OF L.R. NELSON CONSULTING ENGINEERS, INC. DATE 4/14/2017 AT 15:43 PM BOOK 153 PAGE 65 OF PLATS
PREPARED BY: L.R. NELSON CONSULTING ENGINEERS 5785 W. Flamingo Ave. #200 Las Vegas, NV 89118 (702) 782-1976		CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, REORDER FEE \$ 87.00 DEPUTY RALS Page 153 Page 165

PR-5-1314
TRP-63583, 4-13-16
EMP-67793