



**LAS VEGAS VALLEY
WATER DISTRICT**

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

June 21, 2017

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-69854, DEER SPRINGS AND HUALAPAI
PROJECT NO.: 125376, A.P.N.: 125-19-202-006**

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 

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

DJM/DO/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
Lochsa Surveying
Providence Springs Plaza, LLC



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

Sincerely,

for Joanne Doan

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

DJM/DO/mgd

cc: Southern Nevada Health District
City of Las Vegas Planning
Lochsa Surveying
Providence Springs Plaza, LLC



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Brian Sandoval, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

May 1, 2017

WALTER B. ROSS
SOUTHERN NEVADA HEALTH DISTRICT
PO BOX 3902
LAS VEGAS, NV 89127

**Re: Final Map – Hualapai and Deer Springs (AKA – Deer Springs and Hualapai)
1 lot in the City of Las Vegas**

Dear Mr. Ross:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and hereby approves of said subdivision with respect to water pollution and sewage disposal in accordance with the Nevada 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 NVR 100000. 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 website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

Ryan Fahey, Staff Engineer
Technical Services Branch
Bureau of Water Pollution Control

Cc:

STEVE GEBEKE the City of Las Vegas, Planning and Development, 333 N. Rancho Dr, Fl. 3 Las Vegas 89106
TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste. 201, Las Vegas, NV 89106
Engineer: LOCHSA ENGINEERING 6345 S Jones Blvd, Ste 100 Las Vegas, NV 89118
Developer Name: BP HOLDINGS, INC. 3960 Howard Hughes Pkwy Ste. 150 Las Vegas, NV 89169

Control No. 11221



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Brian Sandoval, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

May 1, 2017

STEVE GEBEKE
PLANNING AND DEVELOPMENT
333 N. RANCHO DR. FL. 3
LAS VEGAS, NV 89106

**Re: Tentative Map – Deer Springs and Hualapai
1 lot in the City of Las Vegas**

Dear Mr. GEBEKE:

The Nevada Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, 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 NVR 100000. 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 website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

Ryan Fahey, Staff Engineer
Technical Services Branch
Bureau of Water Pollution Control

Cc:

WALTER B. ROSS Southern Nevada Health District, PO Box 3902, Las Vegas, NV 89127
TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste. 201, Las Vegas, NV 89106
Engineer: LOCHSA ENGINEERING 6345 S. Jones Blvd. Ste. 100 Las Vegas, NV 89118
Developer Name: BP HOLDINGS, INC. 3960 Howard Hughes Pkwy Ste. 150 Las Vegas, NV 89169

Control No. 11219



**LAS VEGAS VALLEY
WATER DISTRICT**

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

May 2, 2017

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

SUBJECT: WATER AVAILABILITY FOR A COMMERCIAL SUBDIVISION
FMP-69854, HUALAPAI AND DEER SPRINGS (PROJECT# 125376)
A.P. N. 125-19-202-006

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 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:

<u>LOT/BLOCK</u>	<u>ACRE-FEET/YEAR</u>
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.

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

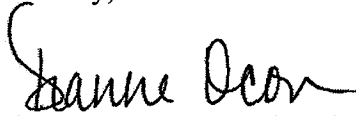
In addition, easement(s) by separate document will be required for each District service point prior to civil plan approval.

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-69854**.

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
Lochsa Engineering
Providence Springs Plaza, 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*.



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: ROBERT M. MCENTEE, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
LOCHSA ENGINEERING
PROVIDENCE SPRINGS PLAZA L L C - % J BONIFATTO

Date: April 17, 2017

RE: **FINAL MAP 69854 - HUALAPAI AND DEER SPRINGS**

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.**

833999 CURRENT PL Status: Conditional Approval April 10, 2017

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

1. Please include the FMP number on the bottom right corner of Sheet 1. It should be FMP-69854.
2. The name of the map on Sheet 1 must match the name of the map on the TMP exactly. The TMP states "Final Map, Deer Springs and Hualapai, A Commercial Subdivision".
3. Please illustrate the existing and proposed right of way for Deer Springs and Hualapai. Public/private designation should be noted for Deer Springs Way.

834000 DEVCO Status: Conditional Approval April 17, 2017

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. A Petition of Vacation, such as VAC-67470, to vacate U.S. Government patent easements shall record prior to and concurrent with this Final Map.
2. Prior to the recordation of this Final Map, the Bus Shelter Pad Easement proposed on this map shall be granted by separate document to the Regional Transportation Commission (RTC) at a location acceptable to the RTC and in conformance with Standard Drawing #234.2 and the recorded document information shall appear on this Final Map.

3. Per Condition #8 of TMP-67469, the right-of-way radius at the corner of Hualapai Way and Deer Springs Way should be a 35-foot radius with a Traffic Signal Chord Easement prior to issuance of off-site permits.
4. Per Condition #9 of TMP-67469, grant Public Pedestrian Access Easements for all public sidewalks located outside of the public right-of-way. Identify and annotate the Pedestrian Access Easement on this Final Map prior to recordation.
5. Per Condition #15 of TMP-67469, off-sites improvements must be guaranteed in accordance with sections 19.02.130.C and 19.02.130.E prior to the recordation of this Final Map.
6. On sheet 1, remove note #3 as there was no previous commercial subdivision on this site.
7. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
8. Include the Final Map number, FMP-69854, above the Recorder's Block on the cover sheet.
9. Site development to comply with all previous conditions of approval for Deer Springs and Hualapai (A Commercial Subdivision) Tentative Map (TMP-67469), SDR-67484 and all other site related actions.

834001 SURVEY Status: Denied April 13, 2017

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

Replace the Owner's Certificate jurat to include the required verbiage for Commercial Subdivisions. We have attached an example to the red lines.

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 5.39 acres.

Add the required Clark County Recorder's cumulative map index note to Sheet 1.

There are monuments shown that lack any annotation to determine their location. If these locations are critical to your survey analysis, please add annotation. Otherwise please remove the symbols.

Provide the recording information for all the abutting right-of-way dedications / access easements for Hualapai Way and Deer Springs Way.

For map clarity, the 5' wide easement being granted abutting Hualapai Way and Deer Springs may be removed from the map sheet as that grant is covered within the Owner's Certificate. Also, the bus pad easement is required to be granted to the Regional Transportation Commission (RTC) by separate document, thereby eliminating the need for Detail "A". Please graphically show the bus pad easement location and label the recording information when available.

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

End of Comments.



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

FMP-69854

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)	RAE HELLER	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SID (DPW)	ALISHA AUSCH	DSC - 9 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

SENT/RETRIEVED VIA COURIER/INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	WSC- 3001 RONEUMUS
LAS VEGAS VALLEY WATER DISTRICT	MapResponse@lvvwd.com (email and LVVWD courier will pick up from DSC 3 rd Floor)	
FIRE COMMUNICATIONS	ERV KRAL	500 CASINO CENTER

SENT VIA COURIER "U.S." MAIL

SOUTHERN NEVADA HEALTH 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**

FINAL MAPS
04/05/2017

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**

4/5/17

FMP-69854 - BEING ALL OF GOVERNMENT LOT 17, OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY NEVADA - APPLICANT/OWNER: PROVIDENCE SPRINGS PLAZA, LLC - For possible action on a request for a Final Map FOR A ONE LOT COMMERCIAL SUBDIVISION MAP on 4.22 acres at the northeast corner of Deer Springs Way and Hualapai Way (APN 125-19-202-006), C-1 (Limited Commercial), Ward 6 (Ross).

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



ADMINISTRATIVE

Comments Due: **APRIL 15, 2017**

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:

City of Las Vegas
495 S Main St
Las Vegas, NV 89101

FMP Application

Report Date 04/05/2017 01:38 PM

Submitted By **CG**

Page 1

A/P # 69854 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/04/2017 15:56	984548	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

FMP-69854 - BEING ALL OF GOVERNMENT LOT 17, OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY NEVADA - APPLICANT/OWNER: PROVIDENCE SPRINGS PLAZA LLC - For possible action on a request for a Final Map for FOR ONE LOT COMMERCIAL SUBDIVISION MAP on 4.22 acres at the northeast corner of Deer Springs Way and Hualapai Way (APN 125-19-202-006), C-1 (Limited Commercial), Ward 6 (Ross).

Parent A/P #	67469	Project/Phase Name	HUALAPAI AND DEER SPRINGS	Phase #	
Project #	69854	Size/Area	4.22 ACRE	Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12519202006

Location

Owner/Tenant

Contact ID	AC3220106	Name	PROVIDENCE SPRINGS PLAZA L L C	Organization	% J BONIFATTO
Mailing Address	11700 W CHARLESTON BLVD #170-32	State/Province	NV	Country	☐ Foreign
City	LAS VEGAS	Evening Phone		Mobile #	
ZIP/PC	89135				
Day Phone					
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12519202006

Valid From	To	Comments	No Comments
CONTACT	ADDITIONAL		

WORKCARD: Work Card # 0
Expiration Date

There are no items in this list

Primary Effective	Y	Capacity	APPL	Contact ID	AC856427	☐	Foreign
Name	LOCHSA ENGINEERING						
Day Phone	(702)365-9312 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax	(702)365-9317	Mobile		Profession			
E-Mail							
Address	6345 S JONES BLVD STE.100 LAS VEGAS, NV 89118						
Seasonal Addr							

Valid From	To
Comments	No Comments

Report Date 04/05/2017 01:38 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP)

Modified By JGRIDER

Modified Date/Time 04/04/2017 15:56

Comments

No Comments

SUBMITTAL CHECKLIST

Technical Review Submittal Checklist

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

Report Date 04/05/2017 01:38 PM

Submitted By

Page 4

FINAL MAP

Technical Review Process

Mylar Process

1 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

0 # of Common Element Lots

0 # of Common Element Lots

04/04/2017 Blueline Submitted

Mylar Submitted

04/04/2017 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map NEW

Y Parent Project link required?

Flood Study required?

Street Name Has Been Changed

N Is this a Residential Subdivision?

Traffic Study required? Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

HUALAPAI AND DEER SPRINGS - A COMMERCIAL SUBDIVISION

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

No children exist for this project

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

010014	GRUBA	CHRIS		
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Log Action	Description	Entered By	Start	Stop	Hours
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No Log Entries



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 1-Lot Commercial Subdivision Map
 Project Address (Location) NEC Deer Springs Way and Hualapai Way
 Project Name- HUALAPAI AND DEER SPRINGS Proposed Use Mini S. Cstore Retail
 Assessor's Parcel #(s) 125-19-202-006 Ward #
 General Plan: existing proposed Zoning: existing C-1 proposed C-1
 Commercial Square Footage Floor Area Ratio
 Gross Acres 5.39 Lots/Units Density
 Additional Information

PROPERTY OWNER Providence Springs Plaza LLC Contact Joe Bonifatto
 Address 11700 W. Charleston Blvd. #170-32 Phone: (702) 735-5700 Fax:
 City Las Vegas State NV Zip 89135
 E-mail Address joeb@bphold.com

APPLICANT Lochsa Surveying Contact Suzanne LaSpina
 Address 6345 S. Jones Blvd. #100 Phone: (702) 365-9312 Fax: (702) 365-9317
 City Las Vegas State NV Zip 89
 E-mail Address suzanne@lochsa.com

REPRESENTATIVE Lochsa Surveying Contact Suzanne LaSpina
 Address 6345 S. Jones Blvd. #100 Phone: (702) 365-9312 Fax: (702) 365-9317
 City Las Vegas State NV Zip 89118
 E-mail Address suzanne@lochsa.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 purchase (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 JOSEPH BONIFATTO

Subscribed and sworn before me

This 1 day of , 20

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>FMP-69834</u>
Meeting Date:	<u>Admin</u>
Total Fee:	<u>\$1750.00</u>
Date Received:*	<u>4/4/17</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.

City of Las Vegas

Suzanne La Spina

From: Julia Izzolo
Sent: Wednesday, March 22, 2017 8:06 AM
To: Suzanne La Spina
Subject: RE: Deer Springs/Hualapai

CLV does not give us a comment letter, just redlined plans.

Julia L. Izzolo, P.E.
Senior Project Manager


T (702) 365-9312 | F (702) 365-9317
6345 S. Jones Blvd., Suite 100
Las Vegas, NV 89118
www.lochsa.com

Celebrating
20 Years in
Business!
1995-2015



From: Suzanne La Spina
Sent: Tuesday, March 21, 2017 11:54 AM
To: Julia Izzolo <Julia@lochsa.com>
Subject: RE: Deer Springs/Hualapai

Can we have a copy of the comment letter? And, we don't need it for submittal, but we will need a title report for the property.

Suzanne LaSpina


6345 S. Jones Blvd. #100
Las Vegas NV 89118

702-365-9312 office
www.lochsa.com

From: Julia Izzolo
Sent: Monday, March 20, 2017 11:39 AM
To: Suzanne La Spina <Suzanne@lochsa.com>
Cc: Bob McEntee <BobM@lochsa.com>
Subject: Deer Springs/Hualapai

RECEIVED

MAR 04 2017

Dept of Planning
City of Las Vegas

Suzie,

We have our first set of comments back from CLV. Please let me know if you need anything additional from me to submit the map.

Julia L. Izzolo, P.E.
Senior Project Manager



T (702) 365-9312 | F (702) 365-9317
6345 S. Jones Blvd., Suite 100
Las Vegas, NV 89118
www.lochsa.com

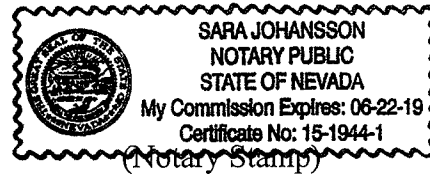


State of Nevada

County of Clark

Signed and sworn before me on 3/8/2017 (date) by Joseph Richard Bonifatto (name(s) of person(s) making statement).


SIGNATURE OF NOTARY



MY COMMISSION EXPIRES ON: 6/22/19

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document Application / Petition Form
Document Date: 3/8/17 Number of Pages: 1
Signers other than names above: None

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MAR 04 2017

Dept of Planning
City of Las Vegas

PROVIDENCE SPRINGS PLAZA LLC

Business Entity Information

Status:	Active	File Date:	8/22/2016
Type:	Domestic Limited-Liability Company	Entity Number:	E0370282016-1
Qualifying State:	NV	List of Officers Due:	8/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20161495646	Business License Exp:	8/31/2017

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	BP HOLDINGS	Address 1:	11700 W. CHARLESTON, #170-32
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

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

☒ Officers

☐ Include Inactive Officers

Manager - BP HOLDINGS, INC

Address 1:	11700 W. CHARLESTON, #170-32	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

☒ Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20160370376-15	# of Pages:	1
File Date:	8/22/2016	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		

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SEP 04 2017

Dept of Planning
City of Las Vegas

BP HOLDINGS, INC.

Business Entity Information			
Status:	Active	File Date:	1/14/2003
Type:	Domestic Corporation	Entity Number:	C727-2003
Qualifying State:	NV	List of Officers Due:	1/31/2017
Managed By:		Expiration Date:	
NV Business ID:	NV20031239684	Business License Exp:	1/31/2017

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	DAVID W DACHELET	Address 1:	2360 CORPORATE CIR STE 330
Address 2:		City:	HENDERSON
State:	NV	Zip Code:	89074
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 1,000.00
Par Share Count:	1,000.00	Par Share Value:	\$ 1.00

☒ Officers ☐ Include Inactive Officers			
President - JOSEPH R BONIFATTO			
Address 1:	11700 W. CHARLESTON BLVD #170-32	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Secretary - JOSEPH R BONIFATTO			
Address 1:	11700 W. CHARLESTON #170-32	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Treasurer - JOSEPH R BONIFATTO			
Address 1:	11700 W. CHARLESTON #170-32	Address 2:	

RECEIVED

JAN 04 2017

Dept of Planning

Clark County, NV

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-69854 APN: 125-19-202-006

Name of Property Owner: Providence Springs Plaza LLC

Name of Applicant: Providence Springs Plaza LLC

Name of Representative: Lochsa Surveying

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: _____

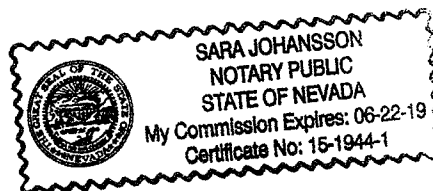
State of Nevada
County of Clark

Print Name: JOSEPH BONIFANTO

Subscribed and sworn before me

This 8th day of March, 20 17

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



RECEIVED

REC 04 17

Dept of Planning
City of Las Vegas

GENERAL INFORMATION	
PARCEL NO.	125-19-202-006
OWNER AND MAILING ADDRESS	PROVIDENCE SPRINGS PLAZA L L C %J BONIFATTO 11700 W CHARLESTON BLVD #170-32 LAS VEGAS NV 89135
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	GOV LOT 17
RECORDED DOCUMENT NO.	* 20161214:01921
RECORDED DATE	Dec 14 2016
VESTING	NS
COMMENTS	Z-20161214:1763,1810

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2016
FISCAL YEAR	2017-18
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	262150	299600
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	262150	299600
TAXABLE LAND+IMP (SUBTOTAL)	749000	856000
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	262150	299600
TOTAL TAXABLE VALUE	749000	856000

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	5.30 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	2250000 12/2016 R - Recorded Value
LAND USE	12.000 - Vacant - Single Family Residential
DWELLING UNITS	0

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DEC 14 2017

Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

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

A. Final Map Contents

- ☒ 1. Name of proposed subdivision (which should include designation as a condominium, townhouse, residential planned development or commercial subdivision, if applicable).
- ☒ 2. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 3. Identification of adjoining properties.
- ☒ 4. A survey analysis sufficient to delineate boundary controlling monuments.
- ☒ 5. Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 6. Existing and proposed street right of way widths and corner radii.
- ☒ 7. A reproduction of the approved tentative map showing all proposed addresses for the tentative map.
- ☒ 8. A list, separate from the final map, of proposed addresses for every legal lot shown on the final map.
- ☒ 9. Locations and widths of existing and proposed utility rights of way and easements.
- ☒ 10. Locations and widths of existing and proposed irrigation or drainage ditch rights of way and easements.
- ☒ 11. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ 12. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ 13. Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ 14. Areas of unobstructed vision at intersections, as described in LVMC 19.02.
- ☒ 15. Note on the map whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☒ 16. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

RECEIVED

LR 04 17

Dept of Planning
City of Las Vegas

Updated 3/15/2016

- ave \$750

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.

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CLERK OF COURTS
CLERK OF COURTS

Dept of Planning
City of Las Vegas

Updated 3/15/2016

APN: 125-19-202-006

ESCROW NO: 16540026-SDS

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
PROVIDENCE SPRINGS PLAZA, LLC
ATTN: JOSEPH BONIFATTO
11700 W. CHARLESTON BLVD., #170-32
LAS VEGAS, NV 89135

****THIS DEED HAS BEEN EXECUTED IN
COUNTERPART SIGNATURES. ****

Inst #: 20161214-0001921

Fees: \$19.00 N/C Fee: \$0.00

RPTT: \$11475.00 Ex: #

12/14/2016 11:33:22 AM

Receipt #: 2954942

Requestor:

FNTG NCS (LAS VEGAS)

Recorded By: RYUD Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$11,475.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That:

7470, LLC, a Nevada limited liability company, as to an undivided 2/3 interest who acquired title as 7470, LLC, as to an undivided 2/3 interest; and James D. Massi, Sr., Trustee of the James D. Massi Sr. Trust Dated July 18, 2012, as to an undivided 1/3 interest who acquired title as James D. Massi Sr. Trust Dated July 18, 2012 as to an undivided 1/3 interest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to:

Providence Springs Plaza LLC, a Nevada limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

**** THIS DEED HAS BEEN EXECUTED IN COUNTERPART SIGNATURES. ****

RECEIVED

DEC 04 2017

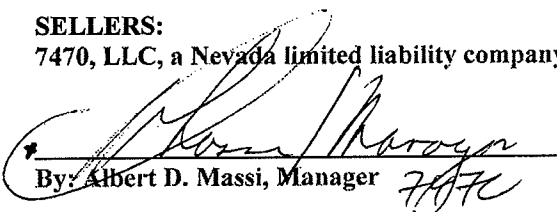
Dept of Planning
City of Las Vegas

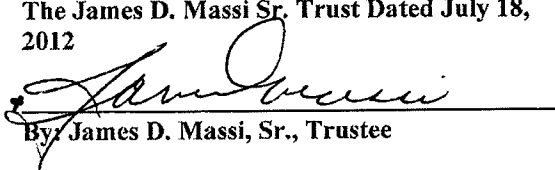
SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

SELLERS:

7470, LLC, a Nevada limited liability company

The James D. Massi Sr. Trust Dated July 18, 2012


By: Albert D. Massi, Manager


By: James D. Massi, Sr., Trustee

ALBERT D. MASSI, MANAGER

JAMES D. MASSI, SR., TRUSTEE

STATE OF NEVADA

} ss:

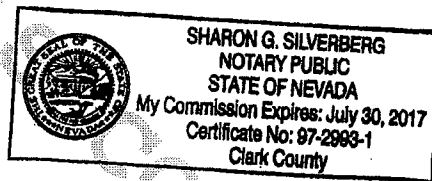
COUNTY OF CLARK

This instrument was acknowledged before me on, October 18, 2016

by Albert D. Massi and James D. Massi, Sr.


NOTARY PUBLIC

My Commission Expires: 7/30/2017



Order No.: 16540026-054-SGS

EXHIBIT A

Government Lot Seventeen (17), being the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 19, Township 19 South, Range 60 East, M.D.M., which has been described in Deeds of Record as:

The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 19, Township 19 South, Range 60 East, M.D.M.

Assessor's Parcel Number: 125-19-202-006

ASSESSOR'S COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s) ☐

- a) 125-19-202-006
b) _____
c) _____
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
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: _____

\$2,250,000.00

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

(0.00)

Transfer Tax Value: _____

\$2,250,000.00

Real Property Transfer Tax Due: _____

\$11,475.00

4. **If Exemption Claimed:**

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned Seller/(Grantor)/Buyer (Grantee), 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 [Signature]

Capacity Grantor Agent

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name 7470, LLC, Et Al

Print Name: Providence Springs Plaza LLC, a

Nevada limited liability company

Address: 7470 Edna Avenue

Address: 1700 W Charleston BL 170-32

City, St., Zip: Las Vegas, NV 89117

City, St., Zip: Las Vegas, 89134

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Group

Escrow #: 16540026-420

Address: 8363 W Sunset Rd, Suite 100

City/State/Zip: Las Vegas, NV 89113

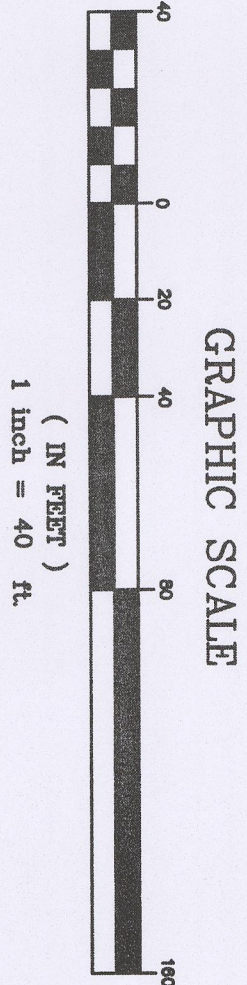
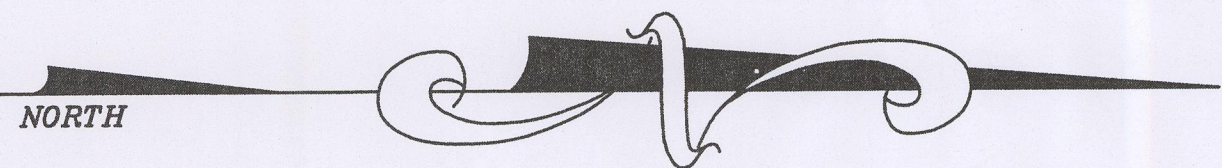
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

FINAL MAP
HUALAPAI AND DEER SPRINGS
(A COMMERCIAL SUBDIVISION)

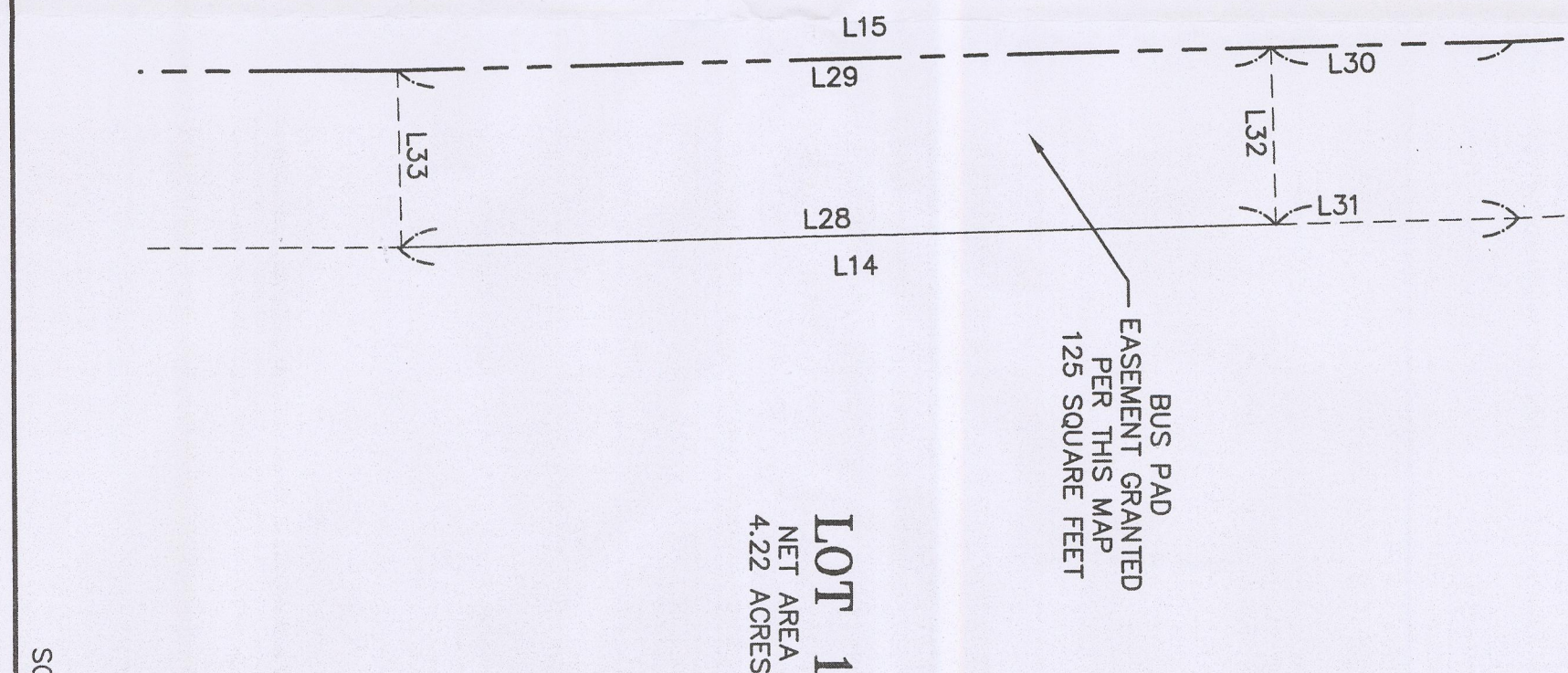
BEING ALL OF GOVERNMENT LOT 17, OF SECTION 19,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

Curve Table			
Curve #	Radius	Delta	Tangent
C1	20.00'	14°03'18"	4.91'
C2	30.00'	14°03'18"	7.36'
C3	30.00'	92°7'44"	4.95'
C4	20.00'	92°7'44"	3.30'
C5	54.00'	89°35'42"	84.44'
C6	15.00'	14°03'18"	3.66'
C7	35.00'	14°03'18"	8.59'
C8	35.00'	92°7'44"	5.78'
C9	15.00'	92°7'44"	2.48'
C10	54.00'	24°51'02"	23.42'
C16	54.00'	24°51'02"	23.42'

Line Table		
Line #	Direction	Length
L1	N89°25'32"W	50.00'
L2	S00°08'02"W	80.07'
L3	S01°08'21"E	147.08'
L4	S15°11'39"E	35.01'
L5	S01°08'21"E	31.97'
L6	S00°08'02"W	42.61'
L7	S09°35'46"W	56.69'
L8	S00°08'02"W	159.66'
L9	S00°03'14"E	45.00'
L10	S89°25'32"E	5.00'
L11	S00°08'02"W	79.97'
L12	S01°08'21"E	147.03'
L13	S15°11'39"E	35.01'
L14	S01°08'21"E	32.03'
L15	S00°08'02"W	42.66'
L16	S09°35'46"W	56.69'
L26	S00°08'02"W	182.36'
L27	S00°03'14"E	5.00'
L28	S01°08'21"E	25.00'
L29	S01°08'21"E	25.00'
L30	S01°08'21"E	6.92'
L31	S01°08'21"E	6.92'
L32	S88°51'39"W	5.00'
L33	S88°51'39"W	5.00'

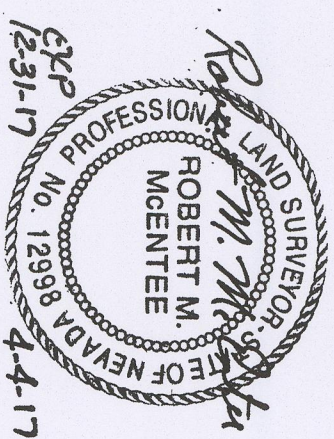
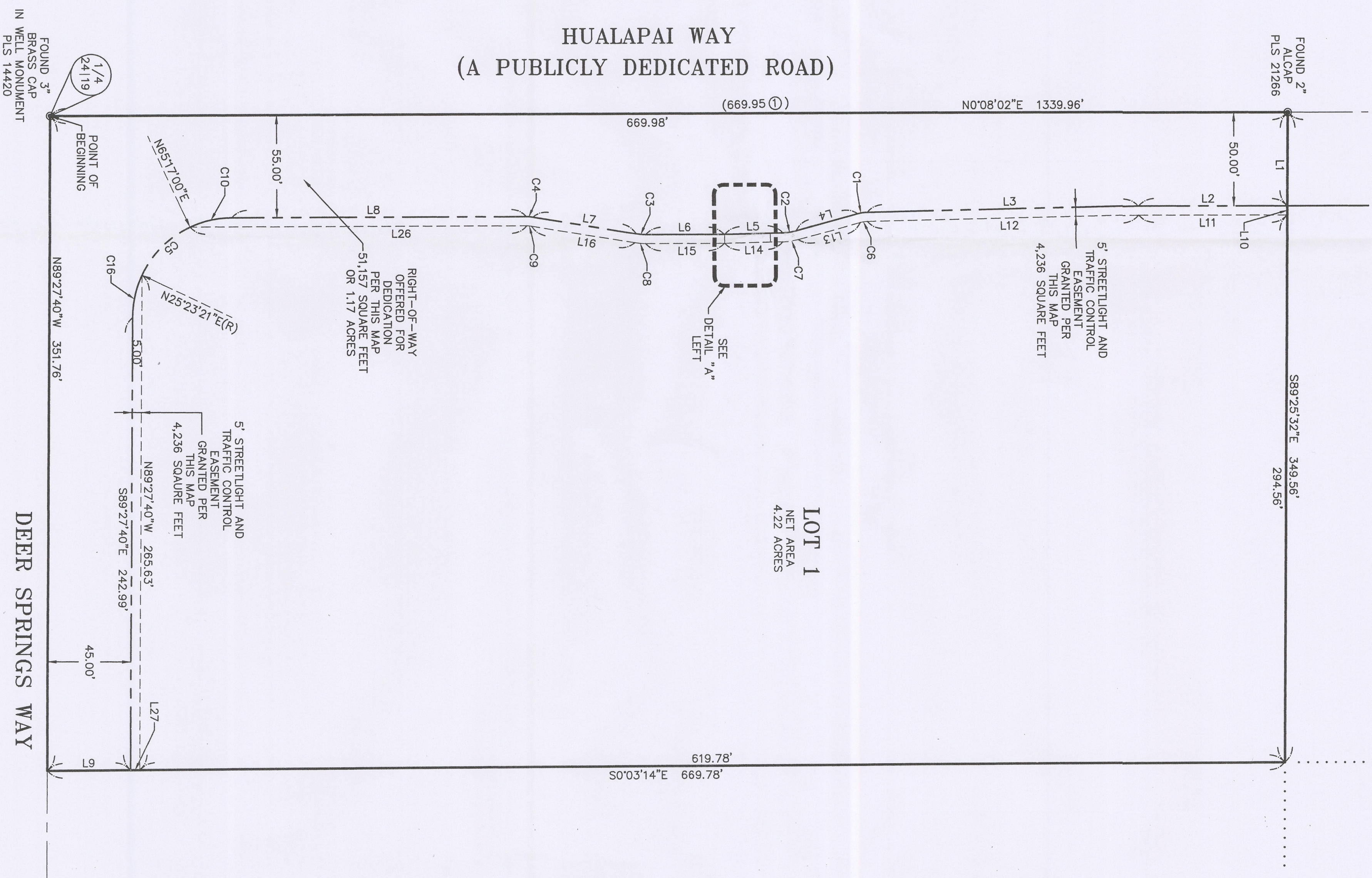


HUALAPAI WAY
(A PUBLICLY DEDICATED ROAD)

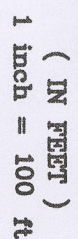
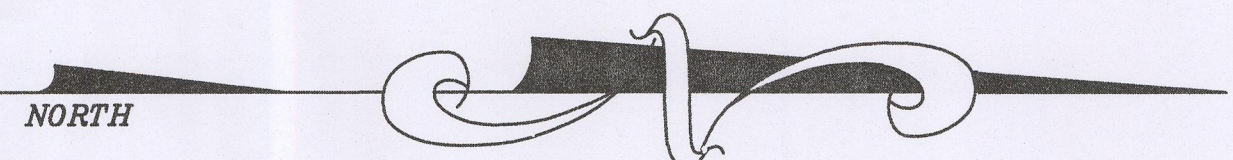


SCALE: 1"=5'

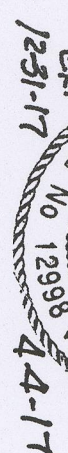
HUALAPAI WAY
(A PUBLICLY DEDICATED ROAD)



BEING ALL OF GOVERNMENT LOT 17, OF SECTION 19,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



	LINE DATA NUMBER
L1	
C1	CURVE DATA NUMBER



OWNER'S CERTIFICATE OF DEDICATION

WE, PROVIDENCE SPRINGS PLAZA L L C, A NEVADA LIMITED LIABILITY COMPANY DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "FINAL MAP OF HUALAPAI AND DEER SPRINGS", DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO HEREBY:

- OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREET (EXCEPT PRIVATE STREETS AND OTHER PUBLIC RIGHTS-OF-WAY) 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 OUTLINED HEREON FOR THE USE OF THE PUBLIC.

FURTHER THE UNDERSIGNED OWNERS HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS, UNDER ITS SUCCESSORS AND ASSIGNS, A 5 FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET LIGHTS AND AN ADDITIONAL EASEMENT FOR UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

PROVIDENCE SPRINGS PLAZA L L C, A NEVADA LIMITED LIABILITY COMPANY DATE

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY: _____ AS _____
PROVIDENCE SPRINGS PLAZA L L C, A NEVADA LIMITED LIABILITY COMPANY

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: _____

CITY ENGINEER'S APPROVAL

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

ALLEN PAVELKA P.E. #029 DATE
CITY ENGINEER

UTILITY AGENCIES AND APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY	DATE
LAS VEGAS VALLEY WATER DISTRICT	DATE
SOUTHWEST GAS CORPORATION	DATE
COX COMMUNICATIONS LAS VEGAS, INC.	DATE
CENTRAL TELEPHONE COMPANY D/B/A CENTURY LINK	DATE

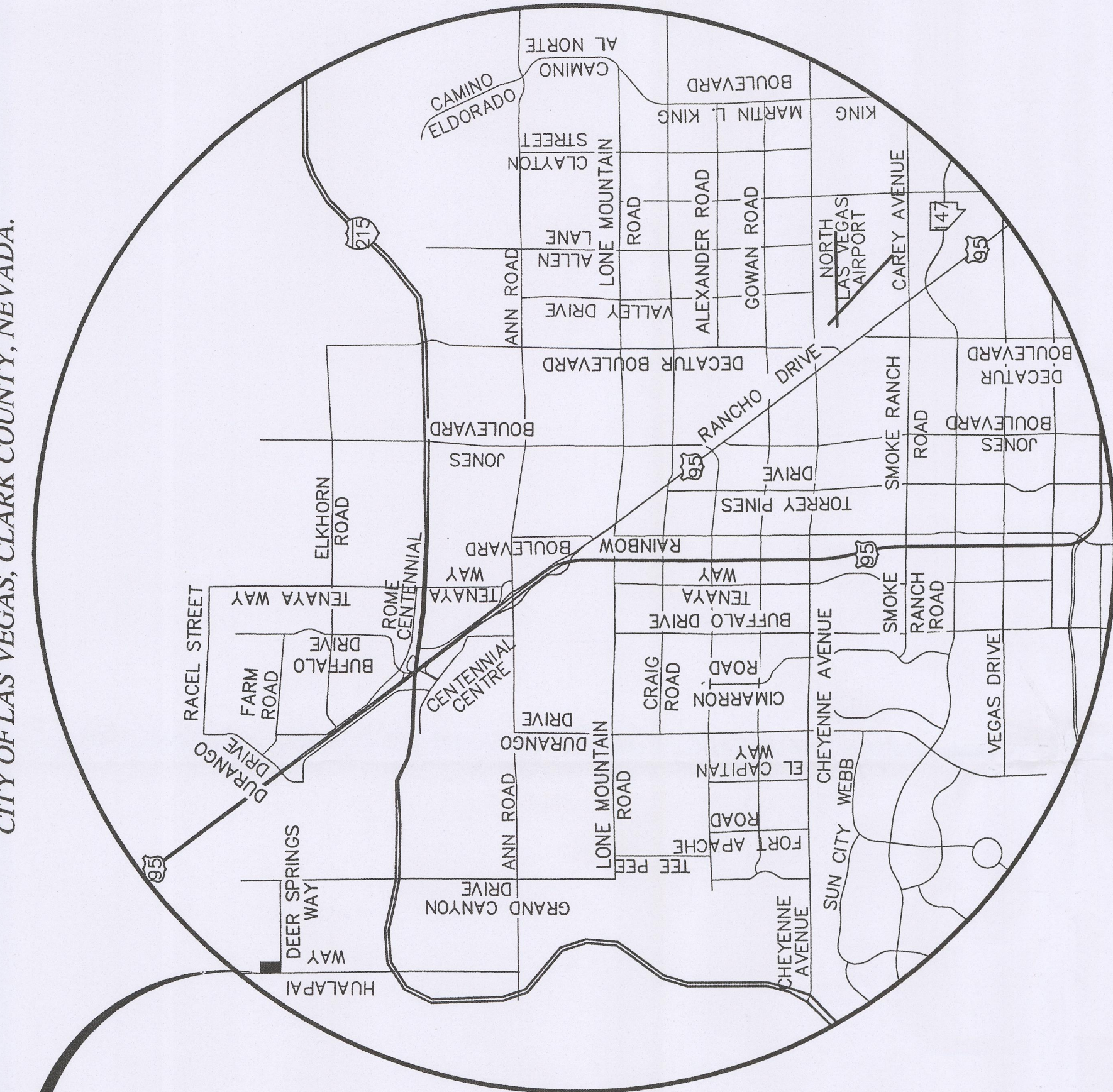
LAS VEGAS VALLEY WATER DISTRICT NOTE

RECORDATION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:
LOT/BLOCK _____
1
ACRE-FEET/YEAR
1.00

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP SHALL BE OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY INCLUDE THE PLACEMENT OF 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 MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

FINAL MAP
HUALAPAI AND DEER SPRINGS
(A COMMERCIAL SUBDIVISION)

BEING ALL OF F GOVERNMENT LOT 17, OF SECTION 19,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION

ALL OF GOVERNMENT LOT 17, OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
GROSS AREA CONTAINS 5.39 ACRES MORE OR LESS

BASIS OF BEARINGS

THE BASIS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 19, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON FILE 189, PAGE 37 OF SURVEYS.
SAID LINE BEARS: SOUTH 00°08'08" WEST

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING DEVELOPMENT ON THE _____ DAY OF _____, 20____.

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

OVERALL LOT COUNT

1

REFERENCE MAPS

- ① RECORD OF SURVEY FILE 189, PAGE 37
- ② PLAT BOOK 148, PAGE 27

SURVEYOR'S CERTIFICATE

I, ROBERT M. MCENTEE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE DISTANCE OF 17, PROVIDENCE SPRINGS PLAZA L L C, A NEVADA LIMITED LIABILITY COMPANY
THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND WAS COMPLETED ON MARCH 30, 2017.
- 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 ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ROBERT M. MCENTEE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 123456
CERTIFICATE EXPIRES: DECEMBER 31, 2017
EXP 12-31-17

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP "CRAIG & JONES, A COMMERCIAL SUBDIVISION" AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIEKKI, PLS
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 12469

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

WALTER B. ROSS
SOUTHERN NEVADA HEALTH DISTRICT
DATE

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.

JOHN GULLORY P.E. #15501
DIVISION OF WATER RESOURCES
DATE

NOTE

- ALL SUBDIVIDED PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTER-SITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.
- ALL LOTS CREATED BY THIS FINAL MAP SHALL HAVE PERPETUAL, IRREVOCABLE COMMON ACCESS RIGHTS TO ALL DRIVEWAYS SERVICING THIS OVERALL SITE UNLESS INDICATED OTHERWISE. ALL ACCESSIBLE USES CAN BE DEMONSTRATED TO THE SATISFACTION OF THE CITY ENGINEER.
- RECORDATION OF THIS MAP DOES NOT EXEMPT ANY VEHICULAR AND PEDESTRIAN ACCESS RIGHTS, SEWER, AND DRAINAGE RIGHTS EXISTING THROUGH RECORDATION OF THE PREVIOUS COMMERCIAL SUBDIVISION MAP, AND SHALL REMAIN IN AFFECT UNLESS AND UNTIL SUCH RIGHTS ARE RELINQUISHED BY THEIR HOLDERS VIA SEPARATE ACTION.
- NO BARRIERS (E.G. CURBS, WALLS ECT.) SHALL BE ERECTED WITHIN THE BOUNDARIES OF THE OVERALL COMMERCIAL SUBDIVISION MAP SITE WHICH WOULD PROHIBIT ANY VEHICLE ON THIS SITE FROM UTILIZING THE DRIVEWAY CONNECTING THIS COMMERCIAL DEVELOPMENT SITE TO THE ADJUTING PUBLIC STREET.
- ON SITE SEWERS ARE A COMMON ELEMENT PRIVATELY OWNED AND MAINTAINED PER THE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&Rs) OF THIS COMMERCIAL SUBDIVISION.

S-3304

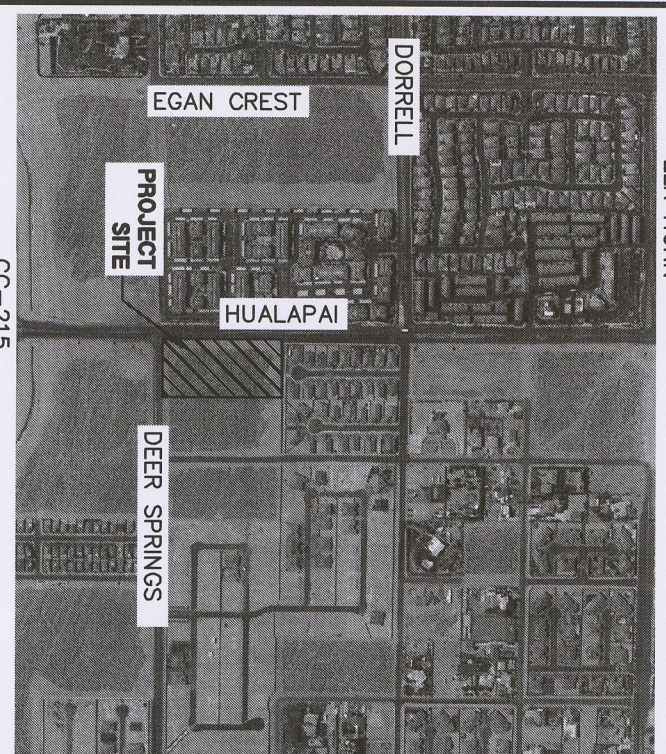
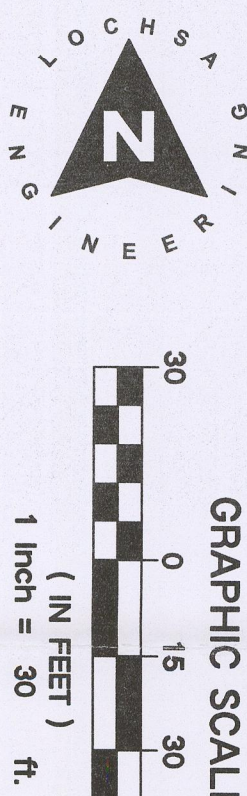
FMP-_____

FINAL MAP HUALAPAI AND DEER SPRINGS (A COMMERCIAL SUBDIVISION)	
BEING A PORTION OF GOVERNMENT LOT 17, OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	NO. _____ FILED AT THE REQUEST OF LOCHSA SURVEYING DATE: _____ TIME _____ BOOK _____ PAGE _____ OF PLATS _____ OFFICIAL RECORDS BOOK NO. _____
 LOCHSA SURVEYING 6366 SOUTH JONES BLVD., SUITE 200 LAS VEGAS, NEVADA 89118 PHONE: 702.365-8312 FAX: 702.365-8317	CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, COUNTY RECORDER FEE _____ DEPUTY _____ BOOK _____ PAGE _____

TENTATIVE MAP OF
DEER SPRINGS AND HUALAPAI
COMMERCIAL SUBDIVISION

A PORTION OF THE WEST HALF (W. 1/2) OF THE SOUTHWEST QUARTER (SW. 1/4) OF THE NORTHWEST QUARTER (NW. 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MIDLAND, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OWNER: WONG MORTON M. F. & E. REV. 1997 TR. AND WONG
MORTON M. F. & E. REV. 1997 TR. AND WONG
GOV. LOT 17, SEC. 19
20061205:02386 0.12
APN: 125-19-301-001
N.A.P.



VICINITY MAP

NOT TO SCALE

UTILITY SERVICE PROVIDERS

WATER - LAS VEGAS VALLEY WATER DISTRICT
SEWER - CITY OF LAS VEGAS
TELEPHONE - SOUTHWEST GAS CORPORATION
ELECTRICAL - NV-DOX COMMUNICATION OF LAS VEGAS, INC.
DEVELOPER - HERBERT SERVICES, INC.

PROPERTY OWNERS

JAMES MASS SR TRUST & 7470 LLC
LAS VEGAS, NV 89117

PROPERTY DEVELOPER

JOSEPH BONAFANTO, BP HOLDINGS, INC.
3860 HOWARD HUGHES PKWY #150
LAS VEGAS, NV 89169
(702) 834-7228 OFFICE
(702) 891-0472 CELL

ENGINEER

LOCHSA ENGINEERING
6345 SOUTH JONES BLVD.
SUITE #100
LAS VEGAS, NV 89118
(702) 365-9317 PHONE
(702) 365-9317 FAX

SURVEYOR

HERITAGE SURVEY

THIS SUBDIVISION IS NOT
PLANNED DEVELOPMENT.
ALL DIMENSIONS TO BACK
OF CURB UNLESS NOTED
OTHERWISE.

SITE DATA

SITE AREA: 5.3 ACRES
PROPOSED NUMBER OF LOTS = 1
CITY OF LAS VEGAS JURISDICTION
PROPOSED USE = COMMERCIAL

GENERAL NOTES

1. THERE IS NO KNOWN GROUND WATER WITHIN 20 FEET OF SURFACE.
2. THE DEVELOPER HAS FORMULATED AND RECORDED PROTECTIVE COVENANTS AND DEED RESTRICTIONS FOR ENFORCEMENT COLLECTIVELY REQUIRED FUTURE LANDSCAPING SHALL BE DESIGNED AND MAINTAINED PER TITLE 36, EXISTING LANDSCAPING SHALL ALL EXISTING STRUCTURES ON SITE ARE TO REMAIN.
3. THERE ARE NO KNOWN FAULTS WITHIN PROJECT DEVELOPED WITH THE FINAL MAP.

FLOOD NOTE

THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CLARK COUNTY AND INCORPORATED AREAS, NEVADA, COMMUNITY PANEL NUMBER:

NOTE:

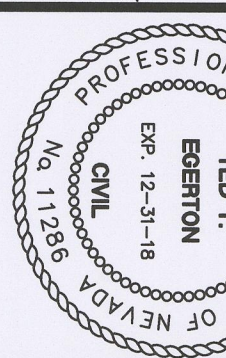
LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES INFORMATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF THE PROJECT. THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

Call before you Dig



Underground
1-800-482-6300
1-702-227-2929

Call before you Dig
Avoid hitting overhead power lines. It's costly, avoid digging deep into the ground.



RC101
SHEET 1 OF 1
DATE: 10/20/2016



DEER SPRINGS AND HUALAPAI
CLARK COUNTY, LAS VEGAS

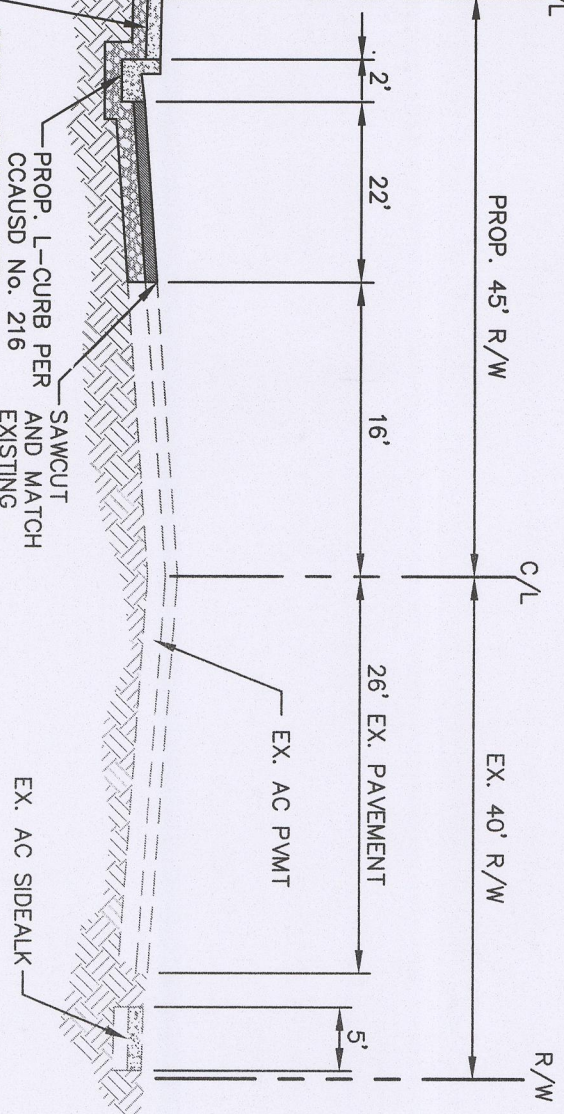
TENTATIVE MAP
67469

LEGEND

CL OR SURVEY LINE	ESSENTIAL LINE	DESCRIPTION:
PROPERTY LINE	SAMOUNT LINE	EXISTING:
ROW LINE	SCARP LINE	PROPOSED:

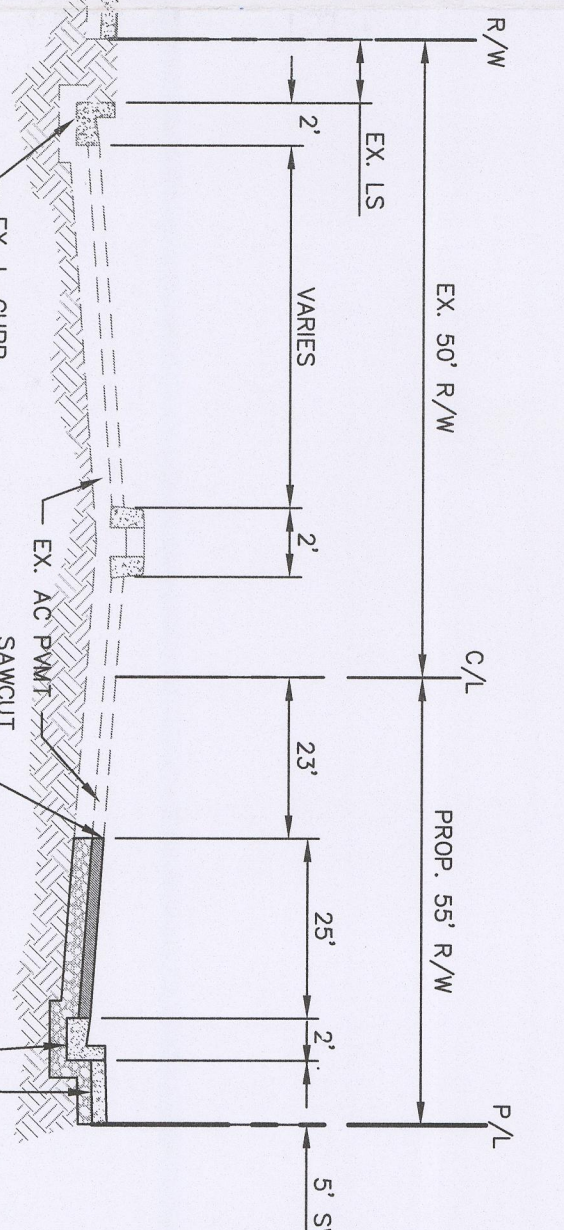
A DEER SPRINGS WAY

NOT TO SCALE



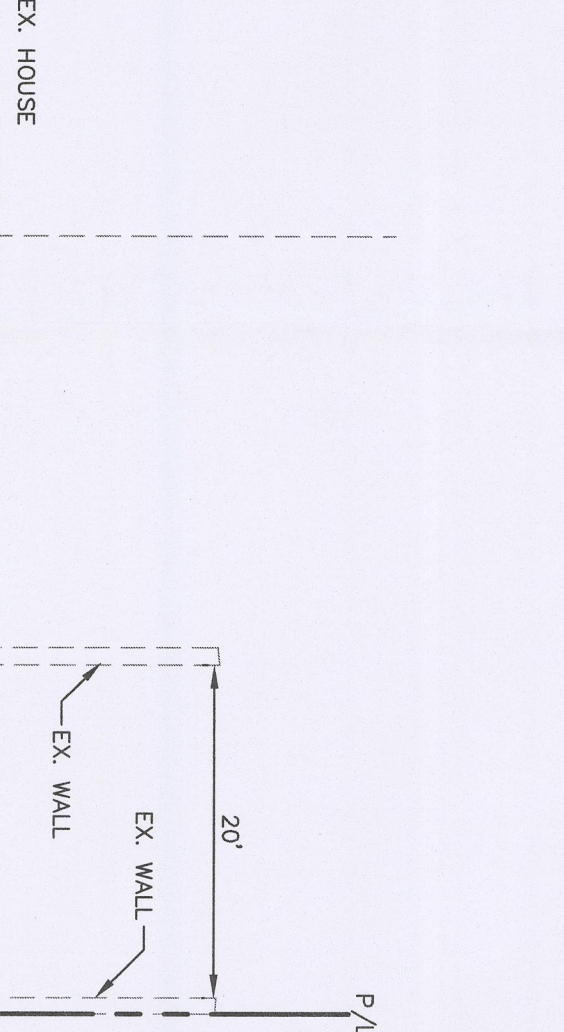
B HUALAPAI WAY

NOT TO SCALE



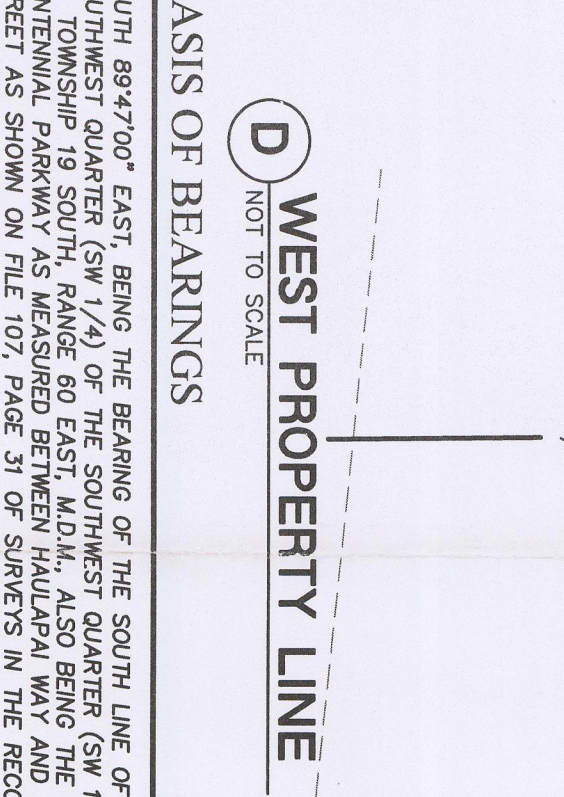
C NORTH PROPERTY LINE

NOT TO SCALE



D WEST PROPERTY LINE

NOT TO SCALE



BASIS OF BEARINGS

SOUTH 89°47'00" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MIDLAND, ALSO BEING THE CENTRAL LINE OF CENTENNIAL PARKWAY AS MEASURED BETWEEN HUALAPAI WAY AND CONQUISTADOR CLARK COUNTY, NEVADA.

BENCHMARK

PIVET & PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF THE BRIDGE OVER CLARK COUNTY HIGHWAY 215 ON HUALAPAI (U.S. SURVEY FEET)

PROJECT NO.:	161109
DATE:	10/20/2016
SCALE:	1"=30'
DRAWN BY:	LAS
DESIGNED BY:	LAS
CHECKED BY:	JLL

OWNER'S CERTIFICATE OF DEDICATION

WE, PROVIDENCE SPRINGS PLAZA L L C, A NEVADA LIMITED LIABILITY COMPANY DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "FINAL MAP OF HUALAPAI AND DEER SPRINGS", DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DO HEREBY:

- OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREET (EXCEPT PRIVATE STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY 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 OUTLINED HEREON FOR THE USE OF THE PUBLIC.

FURTHER THE UNDERSIGNED OWNERS HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS ALL THE PUBLIC RIGHTS-OF-WAY AND PLACES AS INDICATED AND OUTLINED HEREON, ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS AND PUBLIC STREET LIGHTS AND AN ADDITIONAL EASEMENT FOR UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREET LIGHT, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM THESE EASEMENTS.

PROVIDENCE SPRINGS PLAZA L L C, A NEVADA LIMITED LIABILITY COMPANY

DATE

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: PROVIDENCE SPRINGS PLAZA L L C, A NEVADA LIMITED LIABILITY COMPANY

AS

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES:

CITY ENGINEER'S APPROVAL

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

ALLEN PAVELKA P.E. #9029
CITY ENGINEER

DATE

UTILITY AGENCIES AND APPROVALS

WE, THE HEREIN NAMED UTILITY COMPANIES AND AGENCIES, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

NEVADA POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY	DATE
LAS VEGAS VALLEY WATER DISTRICT	DATE
SOUTHWEST GAS CORPORATION	DATE
COX COMMUNICATIONS LAS VEGAS, INC.	DATE
CENTRAL TELEPHONE COMPANY D/B/A CENTURY LINK	DATE

LAS VEGAS VALLEY WATER DISTRICT NOTE

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

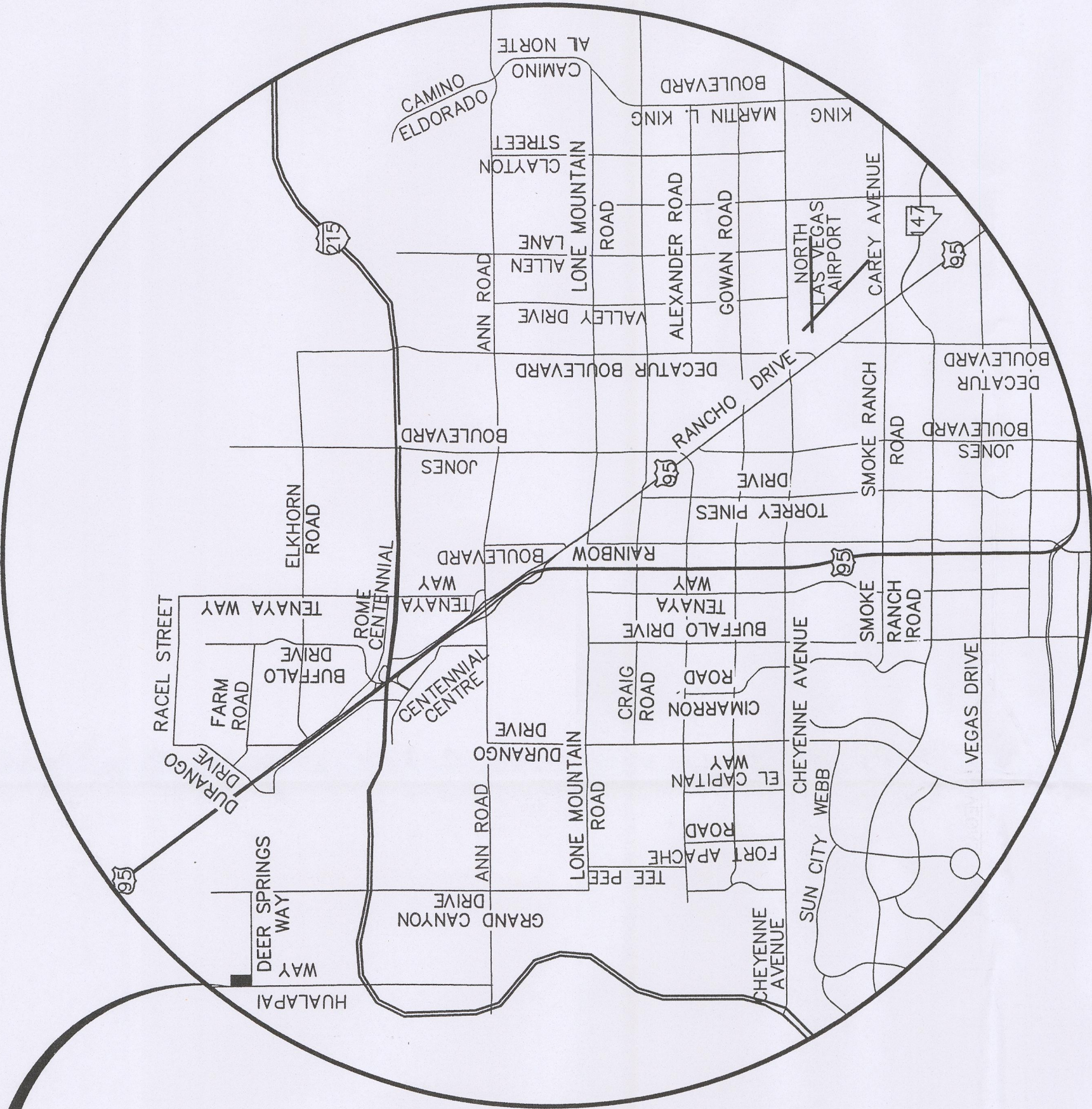
LOT/BLOCK 1
ACRE-FEET/YEAR 1.00

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) SHALL BE THE RESPONSIBILITY OF THE FRANCHISE OR MUNICIPALITY. THE FRANCHISE OR MUNICIPALITY SHALL BE RESPONSIBLE FOR MAINTAINING OR REPLACING ANY DESTRUCTIVE SURFACE LANDSCAPE FEATURE OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

FINAL MAP
HUALAPAI AND DEER SPRINGS
(A COMMERCIAL SUBDIVISION)

BEING ALL OF F GOVERNMENT LOT 17, OF SECTION 19,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SITE



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION

ALL OF GOVERNMENT LOT 17, OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

GROSS AREA CONTAINS 5.39 ACRES MORE OR LESS

BASIS OF BEARINGS

THE BASIS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 19, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON FILE 189, PAGE 37 OF SURVEYS.

SAID LINE BEARS: SOUTH 00°08'08" WEST

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING DEVELOPMENT ON THE ____ DAY OF _____, 20__.

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

OVERALL LOT COUNT

1

REFERENCE MAPS

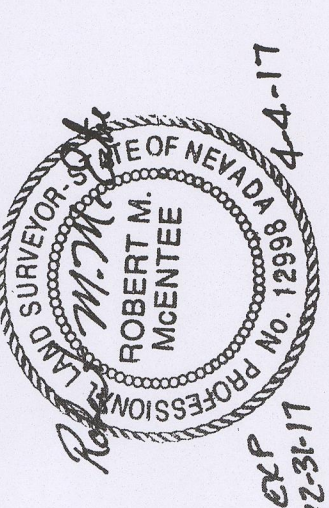
- ① RECORD OF SURVEY FILE 189, PAGE 37
- ② PLAT BOOK 148, PAGE 27

SURVEYOR'S CERTIFICATE

- I, ROBERT M. MCENTEE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF , PROVIDENCE SPRINGS PLAZA L L C, A NEVADA LIMITED LIABILITY COMPANY

THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND WAS COMPLETED ON MARCH 30, 2017.

- THIS PLAT COMPLES 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 ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ROBERT M. MCENTEE
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 12351
CERTIFICATE EXPIRES: DECEMBER 31, 2017

CITY SURVEYOR'S CERTIFICATE

- ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP "CRAIG & JONES, A COMMERCIAL SUBDIVISION" AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIEKKI, PLS
CITY SURVEYOR
CITY OF LAS VEGAS, NEVADA
NEVADA CERTIFICATE NO. 12469

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

WALTER B. ROSS
SOUTHERN NEVADA HEALTH DISTRICT

DATE

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.

JOHN GULLORY P.E. #15501
DIVISION OF WATER RESOURCES

DATE

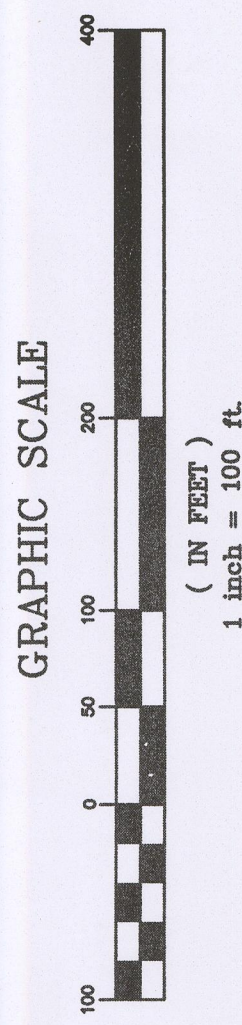
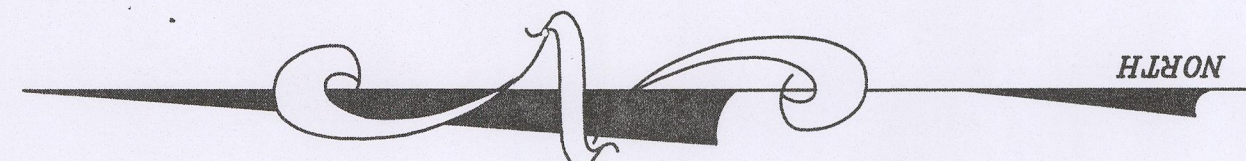
NOTE

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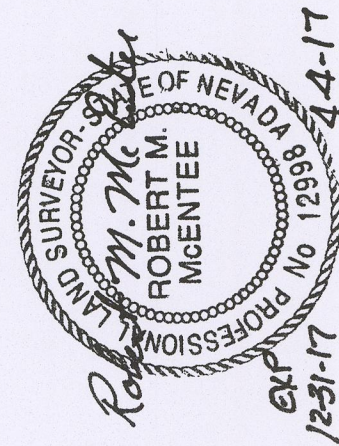
S-3304

FINAL MAP HUALAPAI AND DEER SPRINGS (A COMMERCIAL SUBDIVISION)		NO. _____ FILED AT THE REQUEST OF LOCHSA SURVEYING
BEING A PORTION OF GOVERNMENT LOT 17, OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA	DATE: _____ TIME _____ BOOK _____ PAGE _____ OFFICIAL RECORDS BOOK NO. _____	
	LOCHSA SURVEYING 6946 SOUTH JONES BLVD., SUITE 200 LAS VEGAS, NEVADA 89148 PHONE: 702-365-6712 FAX: 702-365-6717	CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, COUNTY RECORDER FEE _____ DEPUTY _____ BOOK _____ PAGE _____

BEING ALL OF GOVERNMENT LOT 17, OF SECTION 19,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

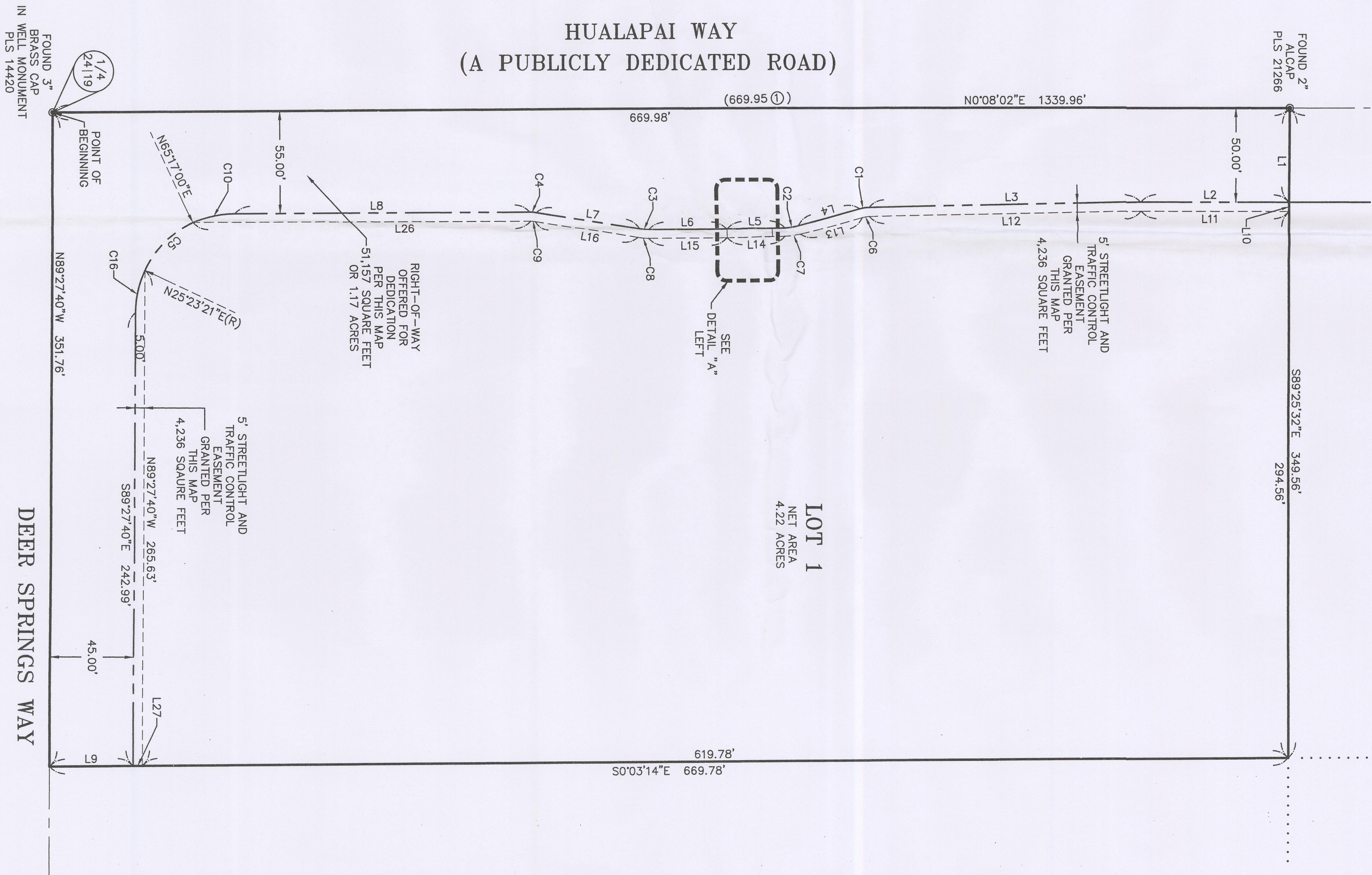
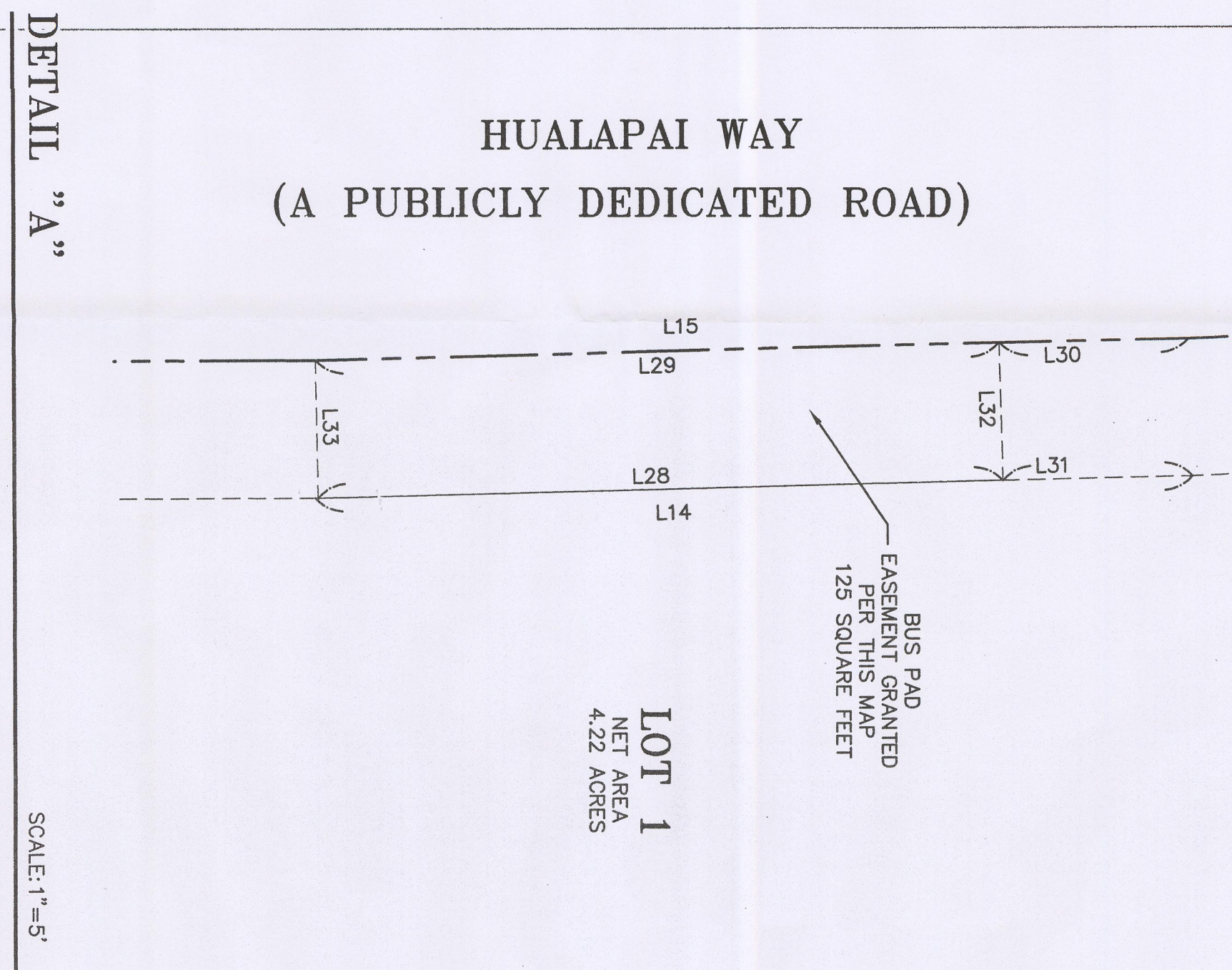


LEGEND	
—————	SUBJECT PROPERTY BOUNDARY LINE
— — — — —	STREET CENTERLINE
.....	ADJOINER'S PROPERTY LINE
—————	EASEMENT LINE
—————	RIGHT-OF-WAY LINE
—————	SECTION LINE
—————	SECTION LINE
————— N90°00'00"E(R) —————>	LINE DATA NUMBER
L1	
C1	



FINAL MAP
HUALAPAI AND DEER SPRINGS
(A COMMERCIAL SUBDIVISION)

BEING ALL OF GOVERNMENT LOT 17, OF SECTION 19,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



Curve Table			
Curve #	Radius	Delta	Tangent
C1	20.00'	14°03'18"	4.91'
C2	30.00'	14°03'18"	7.36'
C3	30.00'	92°7'44"	4.95'
C4	20.00'	92°7'44"	3.30'
C5	54.00'	89°35'42"	84.44'
C6	15.00'	14°03'18"	3.66'
C7	35.00'	14°03'18"	8.59'
C8	35.00'	92°7'44"	5.78'
C9	15.00'	92°7'44"	2.48'
C10	54.00'	24°51'02"	23.42'
C16	54.00'	24°51'02"	23.42'

Line Table		
Line #	Direction	Length
L1	N89°25'32"W	50.00'
L2	S00°08'02"W	80.07'
L3	S01°08'21"E	147.08'
L4	S15°11'39"E	35.01'
L5	S01°08'21"E	31.97'
L6	S00°08'02"W	42.61'
L7	S09°35'46"W	56.69'
L8	S00°08'02"W	159.66'
L9	S00°03'14"E	45.00'
L10	S89°25'32"E	5.00'
L11	S00°08'02"W	79.97'
L12	S01°08'21"E	147.03'
L13	S15°11'39"E	35.01'
L14	S01°08'21"E	32.03'
L15	S00°08'02"W	42.66'
L16	S09°35'46"W	56.69'
L26	S00°08'02"W	182.36'
L27	S00°03'14"E	5.00'
L28	S01°08'21"E	25.00'
L29	S01°08'21"E	25.00'
L30	S01°08'21"E	6.92'
L31	S01°08'21"E	6.92'
L32	S88°51'39"W	5.00'
L33	S88°51'39"W	5.00'

