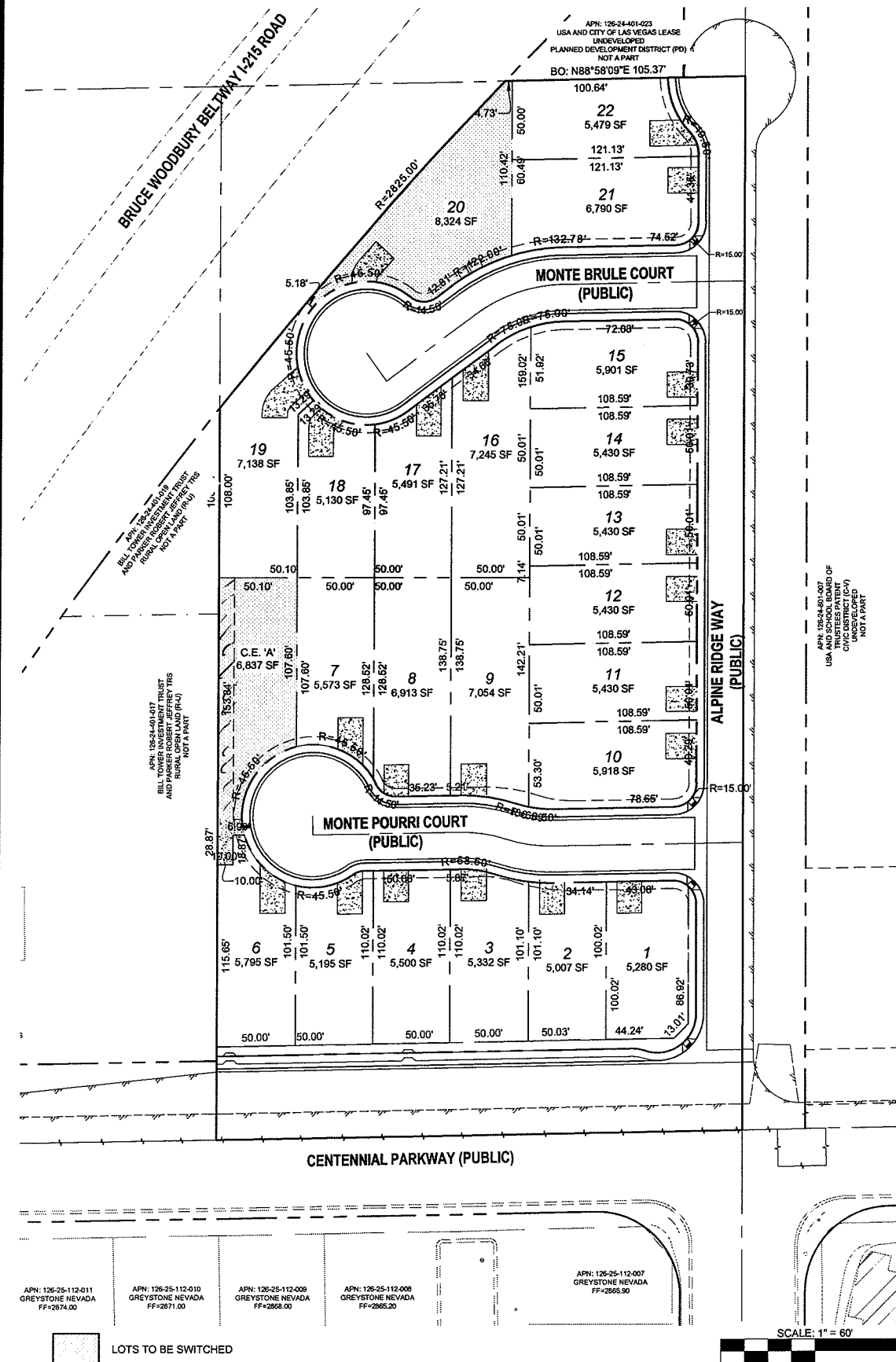




CENTENNIAL & ALPINE RIDGE

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-70173

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 RONEMUS
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**

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**

REVISED SITE PLANS ATTACHED

5/25/17

FMP-70173 - CENTENNIAL & ALPINE RIDGE - APPLICANT/OWNER: SUMMIT CENTENNIAL, LLC - For possible action on a request for a New Final Map FOR 22 SINGLE FAMILY RESIDENTIAL LOTS ON 4.79 acres at the northwest corner of Centennial Parkway and Alpine Ridge Way (APN 125-24-401-016), R-SL (Residential Small Lot) Zone, Ward 6 (Ross).

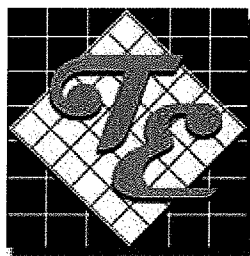
PLANNING SUPERVISOR: **STEVE GEBEKE 229-4693**

☒ **ADMINISTRATIVE**

Comments Due: **ASAP**

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:



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

May 24, 2017

James Marshall, AICP - Senior Planner
City of Las Vegas Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Centennial & Alpine Ridge – FMP-70173 (APN: 126-24-401-016)

Dear Mr. Marshall:

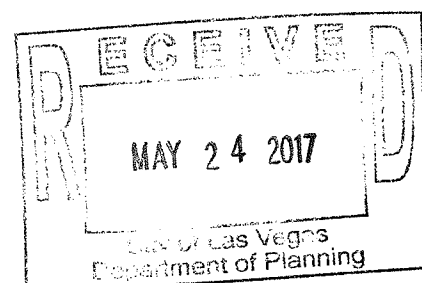
Taney Engineering is including this clarification letter to discuss the changes being made to the Centennial & Alpine Ridge project:

Lot 7 has been changed to be a common element. This will allow for a drainage easement to be located in this area to carry offsite flow into the site. The current common element will be converted into a lot (Lot 20).

We hope that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Justin Thorne, P.E.
Taney Engineering



Janna Felipe

From: James Marshall <jmarshall@LasVegasNevada.GOV>
Sent: Tuesday, May 23, 2017 11:17 AM
To: Janna Felipe
Cc: Andrew Acuna; Justin Thorne
Subject: RE: FMP-70173

We can do it administratively. Please submit a full revised submittal to me with the following:

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

Thanks

From: Janna Felipe [mailto:JannaF@taneycorp.com]
Sent: Tuesday, May 23, 2017 8:58 AM
To: James Marshall; Steve Gebeke
Cc: Andrew Acuna; Justin Thorne
Subject: RE: FMP-70173

Hello-

Please see attached site plan which shows the proposed lot switch for Centennial & Alpine Ridge (APN: 126-24-401-016).

Thank you!

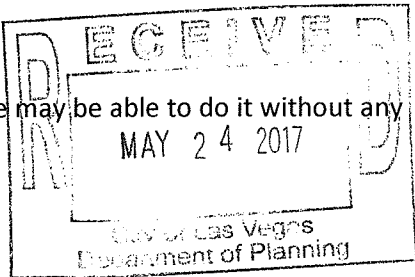
Janna Felipe
Project Coordinator
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118
Phone: (702)362-8844
Direct: (702)912-0259
Fax: (702)362-5233

From: James Marshall [mailto:jmarshall@LasVegasNevada.GOV]
Sent: Monday, May 22, 2017 1:23 PM
To: Janna Felipe <JannaF@taneycorp.com>
Subject: FMP-70173

Janna,

Can you send us the new map for the proposed change. Steve Gebeke believes we may be able to do it without any action.

Thanks

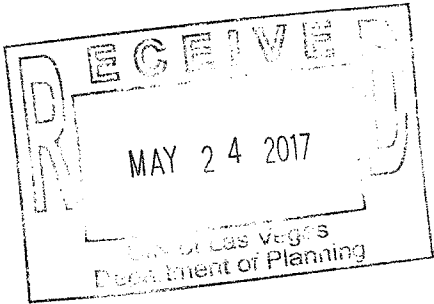


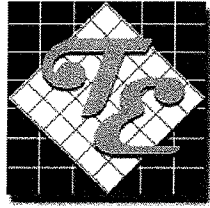


Jim Marshall, AICP
Senior Planner
Department of Planning
333 N. Rancho Drive
Las Vegas NV 89106
702.229.5274
lasvegasnevada.gov



Tell us how we're doing! Please [click here](#) to take a short online survey to help us improve our service.
Our Core Purpose: Building Community To Make Life Better, Business Definition: We Run The City, Core Values: ACTION!
(Achievement, Creativity, Teamwork, Integrity, Ownership, Now), Strategic Anchors: Sustainable, Iconic, and Service Value,
Thematic Goal: City Wide Website Upgrade





TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

Transmittal

☐ Priority ☐ Must be delivered by:

☐ AM
☐ PM

To:	James Marshall – Survey	From:	Janna Felipe jannaf@taneycorp.com
Company:	City of Las Vegas	Date:	May 24, 2017
Address:	333 N. Rancho Drive Las Vegas, NV 89106	Job No.:	ADV-16-040
Project:	Centennial & Alpine Ridge	Folder:	Final Map\CLV
Re:	Final Map Re-Submittal	Project #	FMP-70173

Items Attached

1. (1) Rolled, Updated Final Map
2. (16) Folded, Updated Final Map
3. (1) Clarification Letter
4. (1) Copy of Email dated 5/23/17

COMMENTS:	
For Review.	
RECEIVED BY	Signature: _____
	Print name: _____
	Date: _____ Time: _____



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: JAMES T. STOVALL, 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
TANEY ENGINEERING
SUMMIT CENTENNIAL LLC - % PRESIDIO ADVISORY GROUP II L

Date: May 15, 2017

RE: **FINAL MAP 70173 - CENTENNIAL & ALPINE RIDGE**

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.**

838702 CURRENT PL Status: Conditional Approval May 01, 2017

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

1. Please note FMP# on the bottom right corner of Sheet 1, which is FMP-70173.
2. Please note on Sheet 2 whether the streets are public or private.

838703 DEVCO Status: Conditional Approval May 15, 2017

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

We note that the required Drainage Plan and Technical Drainage Study on file with the Flood Control Section of the Department of Public Works is not approved yet and is awaiting concurrence from the Clark County Regional Flood Control District and Clark County Public Works.

CONDITIONS OF APPROVAL:

1. Per Condition #7 of TMP-66459, a Petition of Vacation such as VAC-68343 shall record prior to and concurrent with this Final Map to eliminate existing patent easements.
2. Include the Final Map number, FMP-70173, above the Recorder's Block on the cover sheet.
3. Site development to comply with all previous conditions of approval for the Centennial and Alpine Ridge Tentative Map (TMP-66459), WVR-67096 and all other site related actions.

838704 SURVEY Status: Denied May 09, 2017

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

Please expand the legal description to include a metes and bounds description sufficient to arrive at an area of 4.79 acres.

Provide a minimum 1" tall space on all City of Las Vegas Certificates for approval signatures.

Verify the East bearing of Lot 1 / West right-of-way bearing of Alpine Ridge Way to be parallel with the roadway centerline.

End of Comments.

AR.



**LAS VEGAS VALLEY
WATER DISTRICT**

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

May 9, 2017

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

SUBJECT: **WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP**
FMP-70173, CENTENNIAL & ALPINE RIDGE (PROJECT# 125425)
A.P.N. 125-24-401-016

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 15.2 acre-feet/year.

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).

Prior to approving improvement plans, all street names, common element names, and lot numbers are to match both improvement plans and this map.

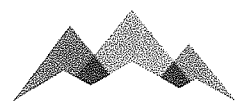
Should you have any questions, please contact me at (702) 822-8348, and reference **FMP-70173**.

Sincerely,

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

DO/do

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Taney Engineering
Summit Homes of Nevada, LLC



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

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

May 3, 2017

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

**Re: Final Map-Centennial and Alpine Ridge
22 lots in the City of Las Vegas**

FMP-70173

Dear Mr. ROSS:

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

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

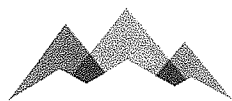
Sincerely,

Roger L. Cox, E.I.
Technical Services Branch
Bureau of Water Pollution Control

cc:

STEVE GEBEKE the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 3 Las Vegas 89106
TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste #201 Las Vegas 89106
Engineer: LOCHSA ENGINEERING 6345 S Jones Blvd, Ste 100 Las Vegas, NV 89118

Control No. 11231



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Brian Sandoval, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

May 3, 2017

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

**Re: Amended Final Map-Summerlin Village 26 - Reverance Phase 1
5 lots in the City of Las Vegas**

Dear Mr. ROSS:

The Nevada Division of Environmental Protection (NDEP) has reviewed the above referenced amended final map and hereby approves the amended final map with regard to sewage disposal and water pollution. NDEP's Bureau of Water Pollution Control has no further comments.

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

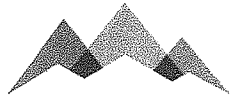
Sincerely,

Roger L. Cox, E.I.
Technical Services Branch
Bureau of Water Pollution Control

cc:

STEVE GEBEKE the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 3 Las Vegas 89106
TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste #201 Las Vegas 89106
Engineer: GCW ENGINEERS 1555 S. Rainbow Blvd. Las Vegas, NV 89146

Control No. 11213



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Brian Sandoval, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

May 3, 2017

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

**Re: Final Map-Peaceful Ridge @ Lone Mountain & Puli Phase 8
20 lots in the City of Las Vegas**

Dear Mr. ROSS:

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

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

Sincerely,

Roger L. Cox, E.I.
Technical Services Branch
Bureau of Water Pollution Control

cc:

STEVE GEBEKE the City of Las Vegas, Planning and Development
Services, 333 N. Rancho Dr, Fl. 3 Las Vegas 89106
TRACY GETER Water Resources, So. Nevada Branch, 400 Shadow Lane, Ste #201 Las Vegas 89106
Engineer: THM ENTERPRISE LLC 9205 W Russell Rd Ste 235 Las Vegas, NV 89148
Developer Name: THM ENTERPRISES 10655 Park Run Dr. Ste 230 Las Vegas, NV 89144

Control No. 11210

AMS MANAGER



May 3, 2017

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 Centennial & Alpine Ridge;
(Map # FMP-70173).

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

Mont Pourri Ct.
Mont Brule Ct.

Respectfully,

A handwritten signature in black ink, appearing to read "Val D", written over a horizontal line.

Valerie Dunne
Address Management, (A) Manager



RECEIVED

MAR 09 2017

March 7, 2017

Dept of Planning
City of Las Vegas

City of Las Vegas
Department of Community Planning
333 N Rancho Dr, 3rd Floor
Las Vegas, NV 89106

SUBJECT: CENTENNIAL & APLINE RIDGE (22 LOTS/UNITS) TENTATIVE MAP

To Whom It May Concern:

We have completed a review of the above map as submitted and conditionally approve it subject to the following:

1. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Tentative Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
2. A statement must be provided that this subdivision is not part of a master plan or the master plan provided.
3. A statement regarding the subdivision's location relative to a 100-year flood plain.

The following items must also be submitted for review and approval before the Final Map Mylar will be signed:

1. A copy of the Final Map which must contain the P.L.S. stamp, signature and date (wet stamp not required).
2. Improvement plans which must contain the P.E. stamp, signature and date (wet stamp not required). Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans. **The applicable Plan Review Fee must accompany the Improvement Plan submittal.**
3. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
4. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.
5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Final Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,

Walter B. Ross, PE. REHS
Environmental Health Engineer/Supervisor

WBR:csa

Dist: Adavan Homes
Roaring Fork Management, LLC
Taney Engineering



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

5/4/2017 11:13:32 AM

FIRM: Taney Engineering
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Centennial & Alpine Ridge
PLANNING No.: FMP-70173
DESCRIPTION: 22 lots APN 126-24-401-016
REF NO: 14083

Street Name	Street Type	Disposition
Sunapee		Approved
Alpine Ridge		Extension of existing street
Nashua		Previously recorded
Keene		Street name sound alike
Londonderry		Previously recorded
Laconia		Previously recorded
Merrimack		Previously recorded
Wolfeboro		Previously recorded
Rye Beach		Previously recorded
Lochmere		Approved
Grand Combin		Approved
Dent Blanche		Approved
Weissborn		Approved
Monte Rosa		Previously recorded
Grivola		Approved
Ortler		Approved
Ruinette		Approved
Grande Casse		Approved
Tour Noir		Approved
Mont Pourri		Approved
Pointe de Zinal		Name contains 2 suffixes
Mont Brule		Approved
Grand Roc Noir		Approved
Cima Viola		Approved

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

FMP-70173

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 RONEBUS
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

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

5/1/17

FMP-70173 - CENTENNIAL & ALPINE RIDGE - APPLICANT/OWNER: SUMMIT CENTENNIAL, LLC - For possible action on a request for a New Final Map FOR 22 SINGLE FAMILY RESIDENTIAL LOTS on 4.79 acres at the northwest corner of Centennial Parkway and Alpine Ridge Way (APN 125-24-401-016), R-SL (Residential Small Lot) Zone, Ward 6 (Ross).

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



ADMINISTRATIVE

Comments Due: **MAY 10, 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 Date04/27/2017 03:40 PMSubmitted ByCGPage 1

A/P #70173FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/24/2017 15:16	984387	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-70173 - CENTENNIAL & ALPINE RIDGE - APPLICANT/OWNER: SUMMIT CENTENNIAL LLC. - For possible action on a request for a New Final Map FOR 22 SINGLE FAMILY RESIDENTIAL LOTS ON 4.79 acres at the northwest corner of Centennial Parkway and Alpine Ridge Way (APN 125-24-401-016), R-SL (Residential Small Lot) Zone, Ward 6 (Ross).

Parent A/P #66459

Project #70173Project/Phase NameCENTENNIAL & ALPINE RIDGEPhase #

Size/Area4.79 ACRESIZE DESCRIPTIONSubdivision Code

Proposed StartProposed Stop% Completed0.00

% Complete Formula

Property/Site Information

Parcel12624401016

Location

Owner/Tenant

Contact IDAC3215833NameSUMMIT CENTENNIAL LLC

Mailing Address9740 APPALOOSA RD #230Organization% PRESIDIO ADVISORY GROUP II L

CitySAN DIEGOState/ProvinceCA

ZIP/PC92131Country☐ Foreign

Day Phone(702)365-8588 xEvening Phone

Fax(702)365-8588Mobile #

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

12624401016

Applicants/Contacts

Primary

N

Capacity

OTHER

Other

REP

Contact ID

AC1750218

☐ Foreign

Effective

Name

TANEY ENGINEERING

Capacity

Expire

Day Phone

(702)362-8844 x

Eve Phone

Organization

Pager

PIN #

Position

Fax

(702)362-5233

Mobile

Profession

E-Mail

Address

6030 S. JONES BLVD

LAS VEGAS, NEVADA 89118

Seasonal Addr

Valid From

To

Comments

No Comments

CONTACT ADDITIONAL

WORKCARD:

Work Card #

0

Expiration Date

CONTACT REQUIREMENTS

License #

Percent Owned

Waiver

Health Card

Director Letter

Original Transcripts

Orientation Attended

There are no items in this list

Primary

Y

Capacity

OWNER

Contact ID

AC3215833

☐ Foreign

Effective

Name

SUMMIT CENTENNIAL LLC

Capacity

Expire

Day Phone

(702)365-8588 x

Eve Phone

Organization

% PRESIDIO ADVISORY GROUP II L

Pager

PIN #

Position

Fax

(702)365-8588

Mobile

Profession

E-Mail

Address

9740 APPALOOSA RD #230

SAN DIEGO, CA 92131

Seasonal Addr

Valid From

To

Comments

No Comments

City of Las Vegas

495 S Main St

Las Vegas, NV 89101

FMP Application

Report Date

04/27/2017 03:40 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

MREX

Modified Date/Time

04/24/2017 15:16

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

City of Las Vegas 495 S Main St Las Vegas, NV 89101		FMP Application	
Report Date	04/27/2017 03:40 PM	Submitted By	Page 4
FINAL MAP			
Technical Review Process		Mylar Process	
22	# of Residential/Commercial Lots	0	# of Residential/Commercial Lots
3	# of Common Element Lots	0	# of Common Element Lots
04/24/2017	Blueline Submitted		Mylar Submitted
04/27/2017	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
Y	Is this a Residential Subdivision?	Traffic Study required?	Recordation Information
CLV Drawing #		Date	At 00:00
Legal Subdivision Name		Subdivision Code (Book and Page)	
CENTENNIAL & ALPINE RIDGE			
Template Type A/P # A/P Type Status Stage			
No children exist for this project			
Employee Employee ID	Last	First	MI Comments
010014	GRUBA	CHRIS	
Log Action Comments	Description	Entered By	Start Stop Hours
No Log Entries			



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Final Map
Project Address (Location) Centennial & Alpine Ridge
Project Name Centennial & Alpine Ridge Proposed Use Residential
Assessor's Parcel #(s) 126-24-401-016 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing RU proposed RCL
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 4.79 Lots/Units 22 Density 4.60 lots/acre
Additional Information _____

PROPERTY OWNER Summit Centennial LLC Contact Andrew Acuna
Address 3425 Cliff Shadows Pkwy Phone: 702-365-8588 Fax: 702-365-8588
City Las Vegas State NV Zip 89129
E-mail Address andrewa@summithomesnv.com

APPLICANT Summit Homes of Nevada LLC Contact Andrew Acuna
Address 3425 Cliff Shadows Pkwy Phone: 702-365-8588 Fax: 702-365-8588
City Las Vegas State NV Zip 89129
E-mail Address andrewa@summithomesnv.com

REPRESENTATIVE Taney Engineering Contact Janna Felipe
Address 6030 South Jones Blvd. Phone: 702-362-8844 Fax: 702-362-5233
City Las Vegas State NV Zip 89118
E-mail Address jannaf@taneycorp.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* [Signature]

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

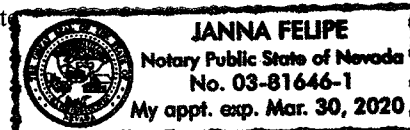
Print Name Nathan White

Subscribed and sworn before me

This 24th day of April xxxx, 20 17.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # FMP-70173
Meeting Date: N/A
Total Fee: \$750
Date Received: 4/24/17
Received By: M Rev

*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.



TMP: 6649
PRS-66281

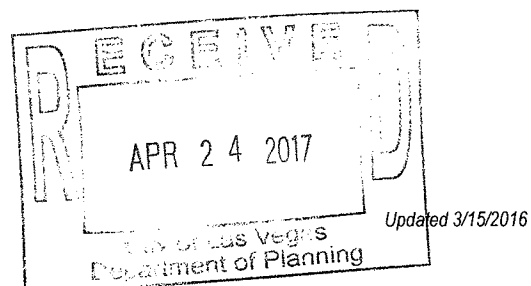
DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

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

A. Final Map Contents

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



B. Required Certifications

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

- ☒ 1. Certificate of ownership and easement dedication. All final maps shall contain a certificate of ownership and easement dedication, dedicating easements and rights of way for alleys, streets, highways or other public ways as shown on the map.
- ☒ 2. Certificate of land surveyor. All final maps shall be signed and sealed by the professional land surveyor who was responsible for the survey.
- ☒ 3. Certificate of City Engineer or City Surveyor. All final maps shall be certified by the City Engineer or City Surveyor stating that the final map is technically correct and complies with City standards.
- ☒ 4. Certificate of Clark County District Board of Health. All final maps shall be certified by the Clark County District Board of Health that they comply with all requirements relating to wastewater disposal, water pollution, water quality and water supply and that they are predicated upon plans for public/private potable water supply and community/individual wastewater system.
- ☒ 5. Certificate of Water Resources Division. All final maps shall be certified by the Division of Water Resources of the State Department of Conservation and Natural Resources as to their compliance with all water quantity requirements.
- ☒ 6. Certificate of Director of Department of Planning/Planning Commission approval. All final maps shall be certified by the Director as to compliance with the approved tentative map, all applicable regulations and all conditions imposed upon the final map. No final map shall be filed with the County Recorder until it has been certified by the Director that he or she (or the Planning Commission) has approved the final map and accepted all rights of way, easements or parcels for public dedication.
- ☒ 7. Certificate of easement recipients.
- ☒ 8. Certificate of acknowledgment.

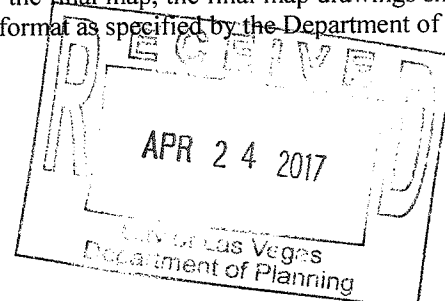
C. Supplemental Requirements

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

- ☒ 1. Evidence that a Drainage Plan and Technical Drainage Study has been submitted in proper form to the Department of Public Works or that said study is not required.
- ☒ 2. A copy of the deed attesting to the current ownership of the property.
- ☒ 3. A statement from the Title Company which complies with the requirements of NRS Chapters 278 and 116 listing the names of the current owners of record of the land and the holders or record of a security interest in the land and the written consent of each.
- ☐ 4. A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.

D. Final Map Drawings

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



Updated 3/15/2016



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: FNP-70173 APN: 126-24-401-016

Name of Property Owner: Summit Centennial LLC

Name of Applicant: Summit Centennial LLC/Summit Homes of Nevada LLC

Name of Representative: Taney Engineering/Janna Felipe

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: _____

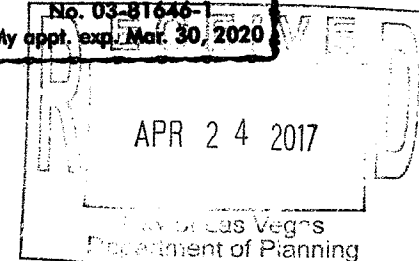
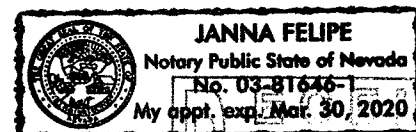
Signature of Property Owner: *Nathan White*

Print Name: Nathan White

Subscribed and sworn before me

This 24th day of April, 2017

Janna Felipe
Notary Public in and for said County and State





**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

November 17, 2016

Ms. Nancy Pavell
Roaring Fork Management LLC
11603 Glowing Sunset Lane
Las Vegas, Nevada 89135

**RE: TMP-66459 [PRJ-66281] - TENTATIVE MAP RELATED TO GPA-66455,
ZON-66456, WVR-66457 AND WVR-66459
CITY COUNCIL MEETING OF NOVEMBER 16, 2016**

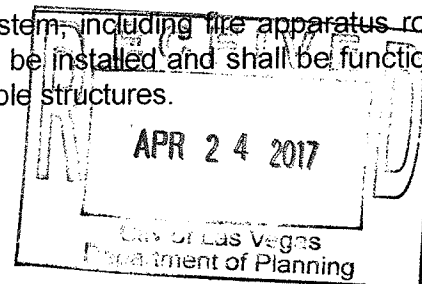
Dear Ms. Pavell:

The City Council at a regular meeting held on November 16, 2016 **APPROVED** a request for a Tentative Map FOR A 23-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.78 acres at the northwest corner of Centennial Parkway and Alpine Ridge Way (APN 126-24-401-016), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-SL (Residential Small Lot)], Ward 6 (Ross) [PRJ-66281].

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of a General Plan Amendment (GPA-66455) and Rezoning (ZON-66456), and approval of and conformance to the conditions of approval of Variance (VAR-66457) and Waiver (WVR-66636) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.



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

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

Public Works

7. A Petition for Vacation for existing patent easements on this site shall record concurrent with the Final Map for this site.
8. Dedicate 30 feet for Alpine Ridge Way and 50 feet for Centennial Parkway on the Final Map for this site. Additionally, dedicate a 25-foot radius on the northwest corner of Centennial Parkway and Alpine Ridge Way. This site plan shall be revised to include one-fourth of a dedicated cul-de-sac to come from this site.
9. Construct all half-street improvements on Centennial Parkway and Alpine Ridge Way adjacent to this site including appropriate overpaving and transition paving, where legally able, concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. If a Bureau of Land Management grant is required for the Alpine Ridge Way alignment, the applicant shall work with the Right-of-Way Section of the Department of Public Works to obtain required grants.

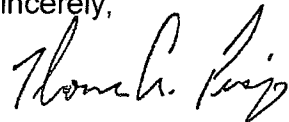
10. If Clark County 215 improvements are not under construction for Centennial Parkway at the time of construction drawing submittal, provide written proof that this project is properly coordinated with the Clark County 215 project. Alternatively, construction design drawings submitted to the City of Las Vegas for review shall include engineering that shows how this project ties into Clark County 215 improvements on Centennial Parkway.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed site. The design and layout of all streets shall meet the approval of the Department of Fire Services.
12. 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.
13. 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.
14. Submit an Encroachment Agreement for landscaping and private improvements in the Alpine Ridge Way and Centennial Parkway public rights of way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

Ms. Nancy Pavell
Roaring Fork Management LLC
TMP-66459 [PRJ-66281] - Page Four
November 17, 2016

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
16. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Andrew Acuna
Summit Homes of Nevada LLC
3425 Cliff Shadows Parkway
Las Vegas, Nevada 89129

Ms. Janna Felipe
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 5, 2017
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Centennial & Alpine Ridge Residential Development		COPIES TO: Taney Engineering
Cross Streets:	NWC Centennial Pkwy. & Alpine Ridge Way	Adaven Homes
File Number:	F:\Depot\DSMemos\DS4862B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-24-401-016	CCRFC
Zoning Action:	TMP-66459; VAR-66457; ZON-66456; GPA-66455 & ANX-64386	CCPW
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

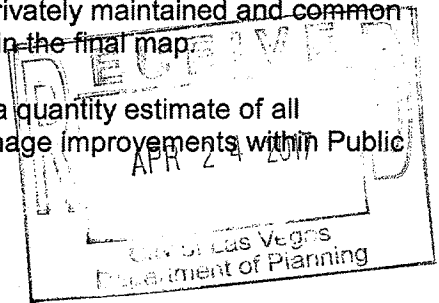
HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	1/31/2017	2/13/2017	Not Approved	\$400.00	474066: \$400
2 nd Submittal & Supplement	2/21/2017 & 3/27/2017	4/5/2017	See Comments Below	\$400.00	476175: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to Clark County Public Works Department concurrence.

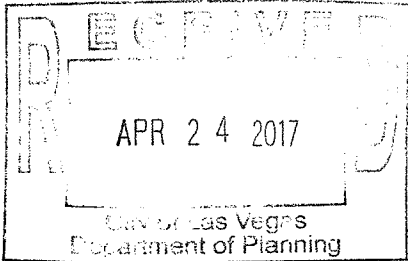
1. **This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District* (CCRFC) has issued a letter of concurrence. The engineer should contact the CCRFC to confirm that they have begun their review.
2. The site is also adjacent to the jurisdiction of the *Clark County* and the Beltway 215 to the west. The engineer must coordinate with *Clark County Department of Public Works* (CCPW) and incorporate any concerns for boundary conditions along the west border and the tie-in to the *Clark County 215 Improvements on Centennial Parkway*. CCPW concurrence is required prior to the final acceptance of the study.
3. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
4. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.



NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

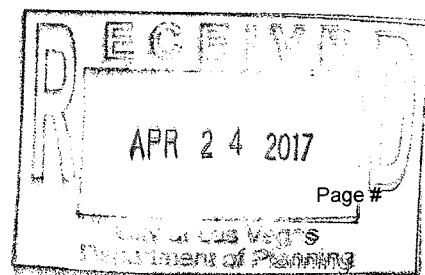
T/R/S: T19S/R59E/24
AREA F-24





FIRM: Taney Engineering
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Centennial & Alpine Ridge
PLANNING No.: TMP-66459
DESCRIPTION: 22 lots APN 126-24-401-016
REF NO: 14083

Street Name	Street Type	Disposition
Sunapee		Approved
Nashua		Previously recorded
Keene		Street name sound alike
Londonderry		Previously recorded
Laconia		Previously recorded
Merrimack		Previously recorded
Wolfeboro		Previously recorded
Rye Beach		Previously recorded
Lochmere		Approved
Grand Combin		Approved
Dent Blanche		Approved
Weisshorn		Approved
Monte Rosa		Previously recorded
Grivola		Approved
Ortler		Approved
Ruinette		Approved
Grande Casse		Approved
Tour Noir		Approved
Mont Pourri		Approved
Pointe de Zinal		Name contains 2 suffixes
Mont Brule		Approved
Grand Roc Noir		Approved
Cima Viola		Approved





CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 4/19/2017

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

To: ENGINEER FIRM: TANAY ENGINEERING 6030 S JONES BLVD SUITE 100 LAS VEGAS, NV 89118- PHONE NUMBER: (702)362-8844 x FAX NUMBER: (702)362-5233	From: LUIS MORALES City of Las Vegas Land Development
--	---

PROJECT INFORMATION:

PROJECT NUMBER: **69952**

PROJECT NAME: **CENTENNIAL & ALPINE RIDGE**

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

MAP ID: **126-24-4**

DEVELOPER CO.: **ADAVEN HOMES LLC**

F-24-7

3425 CLIFF SHADOWS PARKWAY STE 110

LAS VEGAS , NV 89129-

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1 CIVILBLUEX REC:4/12/17 RET: 4/19/17 Result: Approvable with Condition(s)

DESCRIPTION OF ITEMS ATTACHED

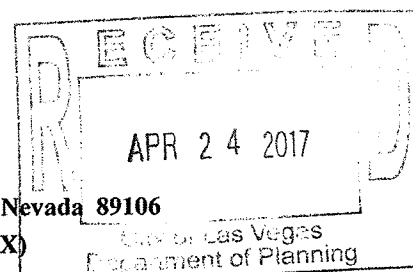
- | | |
|--|---|
| ☒ LAND DEVELOPMENT COMMENTS | ☒ TRAFFIC/DEVCO COMMENTS |
| ☒ CURRENT PLANNING COMMENTS | ☐ FLOOD COMMENTS |
| ☒ FIRE DEPARTMENT COMMENTS (RETAIN FOR YOUR USE) | ☒ SEWER COMMENTS |
| ☒ BOND ESTIMATE | ☒ SWPPP DOCUMENTS |
| ☒ DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM | |
| ☐ DUPLICATE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

REMARK (S):

Please address all redlines and resubmit revised plans (_____ Sets of mylars) 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. |
| ☒ <u>SWPPP form</u> |
| ☒ <u>License (encroachment) Agreement</u> |



APN: 126-24-401-016

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

SUMMIT CENTENNIAL, LLC
c/o 3425 Cliff Shadows Pkwy
Suite 110
Las Vegas, NV 89129

Inst #: 20161130-0002721
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$4207.50 Ex: #
11/30/2016 01:35:11 PM
Receipt #: 2942320
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: GYOUNG Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

(Space Above For Recorder's Use)

GRANT, BARGAIN AND SALE DEED

Roaring Fork Management, LLC, a Nevada limited liability company, as "Grantor," does hereby Grant, Bargain, Sell and Convey to Summit Centennial, LLC, a Delaware limited liability company, as "Grantee," the real property in the County of Clark, State of Nevada (the "Land") described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

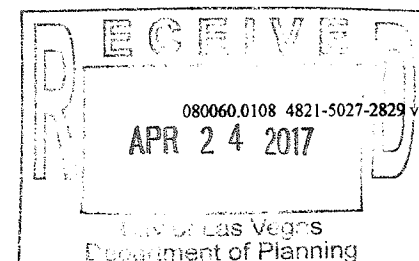
SUBJECT TO:

1. Non-delinquent General taxes and assessments for the current fiscal tax year.
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Land prior to or concurrently with this Deed, and all other matters of record.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its Manager thereunto duly authorized this 29th day of November, 2016.

ROARING FORK MANAGEMENT, LLC, a
Nevada limited liability company
Manager
By: NJP Management Trust, its Manager

By: Nancy J. Pavell
Nancy J. Pavell, Trustee
Pavell



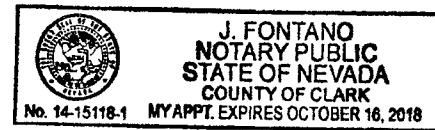
ACKNOWLEDGEMENT

State of NEVADA)
)ss.
County of CLARK)

This instrument was acknowledged before me on November 29, 2016, by NANCY J. PAVELL as Trustee of NJP Management Trust, Manager of Roaring Fork Management LLC, a Nevada limited liability company.



NOTARY PUBLIC



My Commission Expires: 10/16/2018

J. Fontano
#14-15118-1
Exp 10-16-18

**GRANTEE'S NAME AND ADDRESS
AND SEND TAX STATEMENTS TO:**

SUMMIT CENTENNIAL, LLC
9740 Appaloosa Road, Suite 230
San Diego, CA 92131
Attn: Presidio Advisory Group II, LLC

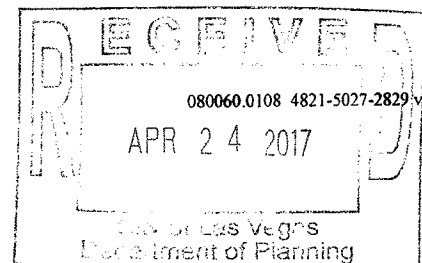


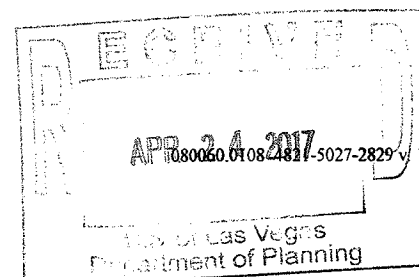
EXHIBIT "A" TO GRANT, BARGAIN AND SALE DEED

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF CLARK BY THAT DEED RECORDED SEPTEMBER 22, 1999 IN BOOK 990922 AS DOCUMENT NO. 03015 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

A-1



State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)
a) 126-24-401-016
b) _____
c) _____
d) _____

2. Type of Property:
a. ☒ Vacant Land b. ☐ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other: _____

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

3. a. Total Value/Sale Price of Property: \$825,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$
c. Transfer Tax Value: \$825,000.00
d. Real Property Transfer Tax Due: \$4,207.50

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100%

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

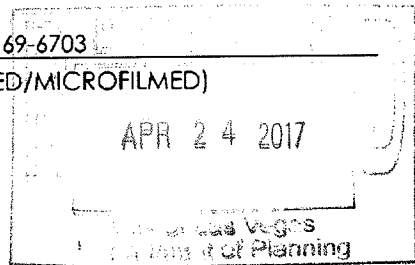
Signature: By: Nancy J. Tavel, Trustee Capacity: GRANTOR/SELLER
Signature: _____ Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)

Print Name: Roaring Fork Management LLC, a Nevada limited liability company Print Name: Summit Centennial, LLC, a Delaware limited liability company
Address: 11603 Glowing Sunset Ln. Address: c/o Cliff Shadows Pkwy #110
City: Las Vegas City: Las Vegas
State: NV Zip: 89135 State: NV Zip: 89129

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

Print Name: Nevada Title Company Esc. #: 16-04-0805-KR
Address: 3993 Howard Hughes Parkway, Suite 120

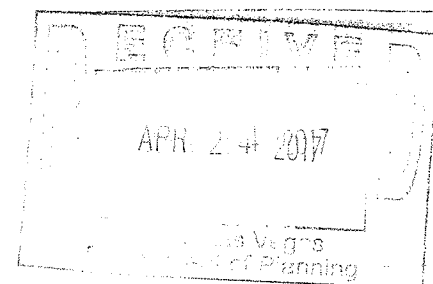
City: Las Vegas State: NV Zip: 89169-6703
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



Legal Description
APN: 126-24-401-016

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF CLARK BY THAT DEED RECORDED SEPTEMBER 22, 1999 IN BOOK 990922 AS DOCUMENT NO. 03015 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.



SUMMIT CENTENNIAL, LLC

Business Entity Information			
Status:	Active	File Date:	6/24/2016
Type:	Foreign Limited-Liability Company	Entity Number:	E0285942016-7
Qualifying State:	DE	List of Officers Due:	6/30/2017
Managed By:		Expiration Date:	
NV Business ID:	NV20161375714	Business License Exp:	6/30/2017

Registered Agent Information			
Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	701 S CARSON ST STE 200
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

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

Officers ☐ Include Inactive Officers			
Manager - SUMMIT HOMES OF NEVADA LLC			
Address 1:	3425 CLIFF SHADOWS PKW SUITE 110	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	
Manager - PRESIDIO SUMMIT NV II			
Address 1:	601 CARLSON PKWY STE 200	Address 2:	
City:	MINNETONKA	State:	MN
Zip Code:	55305	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Application for Foreign Registration		

Document Number:	20160283273-24	# of Pages:	2
File Date:	6/24/2016	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20160288241-44	# of Pages:	1
File Date:	6/28/2016	Effective Date:	
16-17			
Action Type:	Amended List		
Document Number:	20160325012-72	# of Pages:	1
File Date:	7/22/2016	Effective Date:	
16-17			

SUMMIT HOMES OF NEVADA LLC

Business Entity Information			
Status:	Active	File Date:	10/22/2013
Type:	Domestic Limited-Liability Company	Entity Number:	E0510432013-7
Qualifying State:	NV	List of Officers Due:	10/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20131621099	Business License Exp:	10/31/2017

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	LINDSEY WHITE	Address 1:	220 PIAZZA DEL VERANO
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89138
Phone:		Fax:	
Mailing Address 1:	PO BOX 36848	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89133		
Agent Type:	Noncommercial Registered Agent		

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

Officers

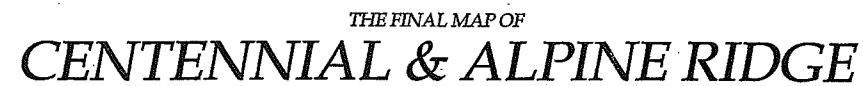
☐ Include Inactive Officers

Manager - NATHAN WHITE

Address 1:	PO BOX 36848	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89133	Country:	USA
Status:	Active	Email:	

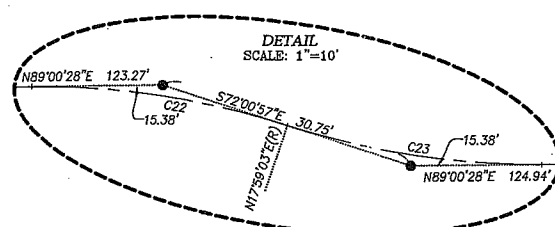
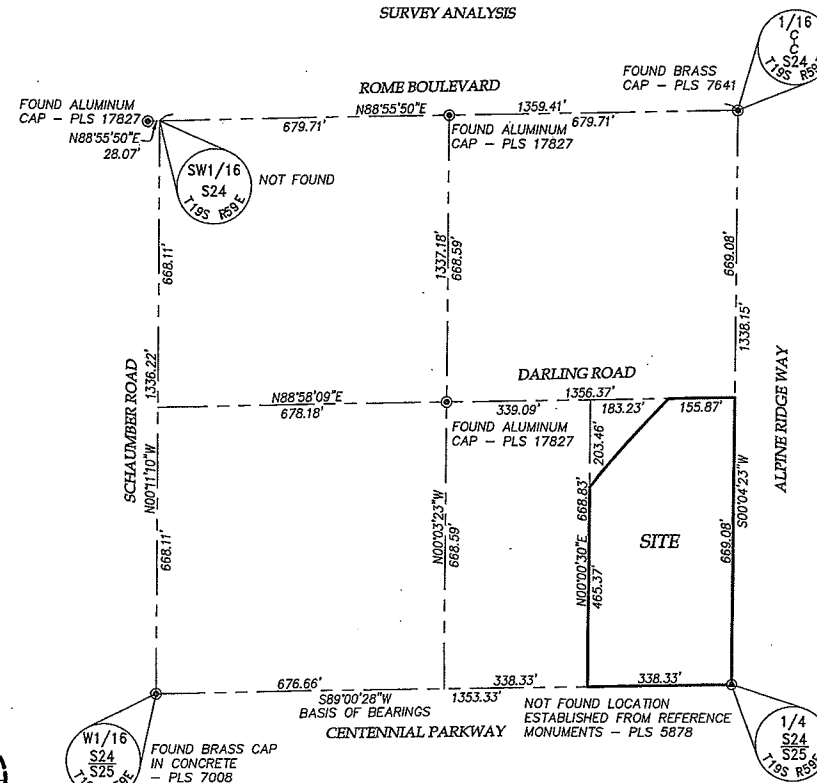
Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20130689713-90	# of Pages:	1
File Date:	10/22/2013	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		

Document Number:	20130689714-01	# of Pages:	1
File Date:	10/22/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140763824-37	# of Pages:	1
File Date:	11/17/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150539623-76	# of Pages:	1
File Date:	12/10/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160507895-03	# of Pages:	1
File Date:	11/22/2016	Effective Date:	
(No notes for this action)			



LEGEND

- NORTH**
SCALE: 1"=200'
SURVEY ANALYSIS



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	19°01'29"	30.00'	9.96'	5.03'
C2	107°57'34"	25.00'	47.11'	34.38'
C3	91°03'55"	15.00'	23.84'	15.28'
C4	48°19'12"	15.00'	12.65'	6.73'
C5	42°44'43"	15.00'	11.19'	5.87'
C6	18°58'35"	115.50'	38.25'	19.30'
C7	14°38'49"	115.50'	29.53'	14.84'
C8	41°19'46"	115.50'	8.73'	4.37'
C9	18°58'35"	68.50'	22.69'	11.45'
C10	33°33'26"	14.50'	8.49'	4.37'
C11	277°52'41"	45.50'	220.67'	39.64'
C12	48°13'39"	45.50'	38.30'	20.37'
C13	60°57'37"	45.50'	48.41'	26.78'
C15	78°45'39"	45.50'	62.55'	37.35'
C16	73°04'08"	45.50'	58.03'	33.71'
C17	4°05'08"	45.50'	3.24'	1.62'
C18	64°19'15"	14.50'	16.28'	9.12'
C19	18°58'35"	115.50'	38.25'	19.30'
C20	15°44'32"	115.50'	31.73'	15.97'
C21	314°04'	115.50'	6.52'	3.26'
C22	18°58'35"	92.00'	30.47'	15.36'

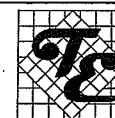
CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C23	18°58'35"	92.00'	30.47'	15.38'
C24	18°58'35"	68.50'	22.69'	11.44'
C25	88°56'05"	15.00'	23.28'	14.72'
C26	91°03'55"	15.00'	23.84'	15.28'
C27	35°25'39"	75.00'	46.37'	23.96'
C28	16°21'54"	75.00'	21.42'	10.78'
C29	19°03'45"	75.00'	24.95'	12.59'
C30	25°43'02"	45.50'	202.13'	59.80'
C31	29°08'04"	45.50'	23.14'	11.82'
C32	56°71'01"	45.50'	44.64'	24.30'
C33	80°49'11"	45.50'	64.18'	38.74'
C34	88°21'47"	45.50'	70.17'	44.22'
C35	74°32'02"	14.50'	18.86'	11.03'
C36	35°25'39"	122.00'	75.44'	38.97'
C37	19°49'17"	122.00'	42.21'	21.32'
C38	15°36'22"	122.00'	33.23'	16.72'
C39	35°25'39"	98.50'	60.91'	31.46'
C40	88°56'05"	15.00'	23.28'	14.72'
C41	44°59'49"	19.50'	15.31'	8.08'
C42	43°53'35"	50.50'	38.69'	20.35'

NOTES:

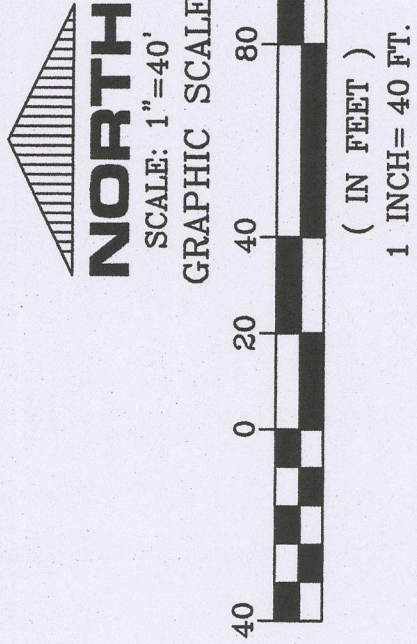
1. DIRECT VEHICULAR ACCESS TO CENTENNIAL PARKWAY ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
2. DIRECT VEHICULAR ACCESS 215 BELTWAY FROM ADJACENT LOTS IS PROHIBITED.
3. ALL COMMON ELEMENTS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. ALL REAR LOT CORNER SHALL SET WITH NAIL AND TAG PLS 9992 ON BLOCK WALL AND ALL FRONT AND REAR LOT CORNERS SHALL BE MARKED BY SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE SIDE PROPERTY LINES.

LAS VEGAS VALLEY WATER DISTRICT NOTES:

1. 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 OBJECTS OR FEATURES OF THE UTILITY OR THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
2. ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENTS" AND "UTILITY EASEMENTS" ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO HOMEOWNER'S ASSOCIATION IS TO BE FORMED).



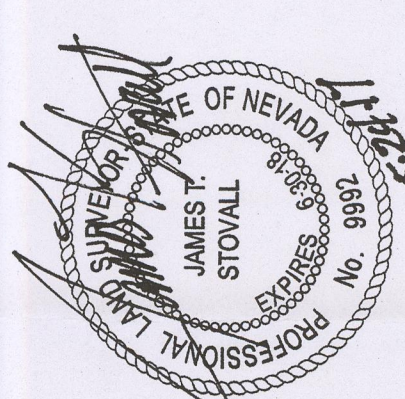
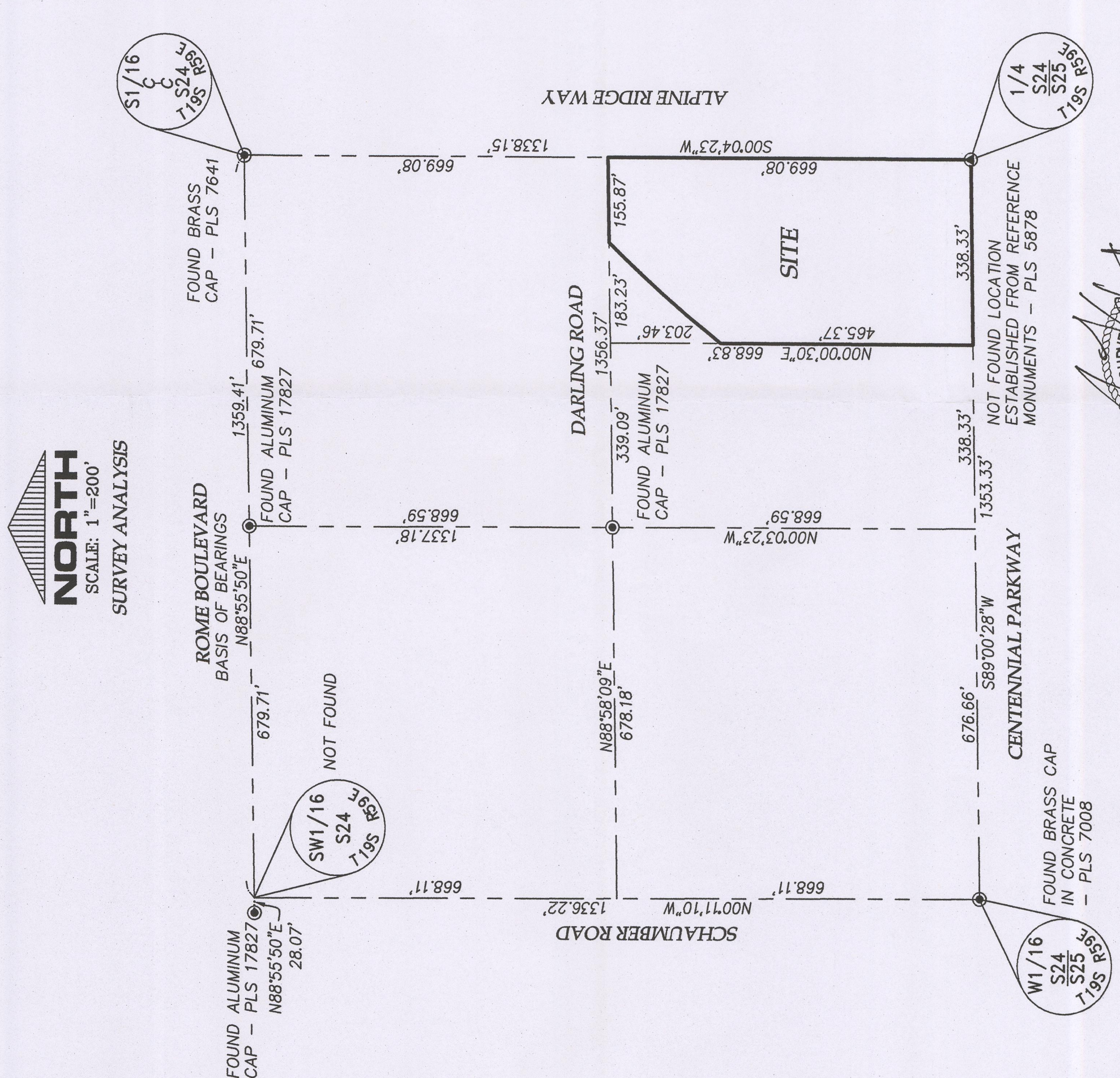
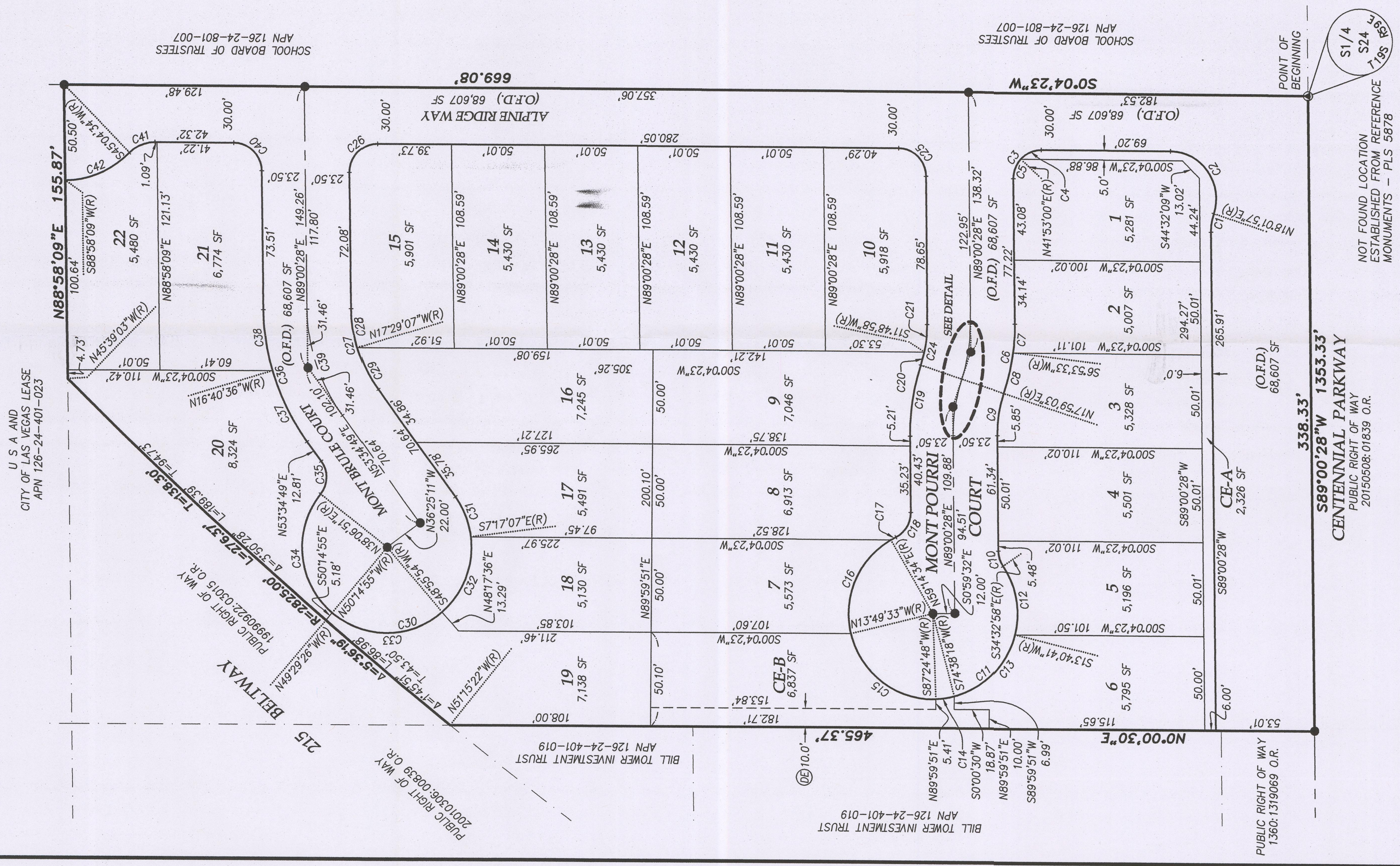
TANEY **E**NGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233



THE FINAL MAP OF
CENTENNIAL & ALPINE RIDGE
A COMMON INTEREST COMMUNITY
A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND

—	SUBDIVISION BOUNDARY LINE
- - -	STREET CENTERLINE
- · - · -	SECTIONAL LINE
- · - · -	PRIVATE STREET LINE
- · - · -	LOT LINE
- · - · -	ADJOINING LOT
- · - · -	EASEMENT LINE
.....	RADIAL LINES/TIE LINES/PROLONGATION LINES
5	LOT NUMBER = 22 RESIDENTIAL LOTS
C.E.A	COMMON ELEMENTS/LOTS = 2
●	FOUND MONUMENT AS SHOWN AND DESCRIBED
●	SET TYPE I MONUMENT - PLS 9992 ESTABLISHED FROM FOUND REFERENCE MONUMENTS - PLS 5878
●	SET TYPE III MONUMENT - PLS 9992 WITH REFERENCE MONUMENTS IN TOP OF CURB
O.R.	OFFICIAL CLARK COUNTY RECORDS
C1	CURVE NUMBER
(R)	RADIAL
SF	SQUARE FEET, MORE OR LESS
(O.F.D.)	OFFERED FOR DEDICATION TO THE CITY OF LAS VEGAS AS A PUBLIC STREET
(CE)	PUBLIC DRAINAGE EASEMENT - HEREBY GRANTED TO THE CITY OF LAS VEGAS AND TO BE PRIVATELY MAINTAINED



- NOTES:**
1. DIRECT VEHICULAR ACCESS TO CENTENNIAL PARKWAY ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
 2. DIRECT VEHICULAR ACCESS TO 215 BELTWAY FROM ADJACENT LOTS IS PROHIBITED.
 3. ALL COMMON ELEMENTS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 4. ALL REAR LOT CORNER SHALL SET WITH NAIL AND TAG PLS 9992 ON BLOCK WALLS AND ALL FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE SIDE PROPERTY LINES.
 5. THE STREETS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES ARE PUBLIC STREETS.
- LAS VEGAS VALLEY WATER DISTRICT NOTES:**
1. 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.
 2. ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENT" AND "UTILITY EASEMENT" ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO HOMEOWNER'S ASSOCIATION IS TO BE FORMED).

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C22	18°58'35"	92.00'	30.47'	15.38'
C23	18°58'35"	92.00'	30.47'	15.38'
C24	18°58'35"	68.50'	22.69'	11.45'
C25	89°56'05"	15.00'	23.28'	14.72'
C26	91°03'55"	15.00'	23.84'	15.28'
C27	35°25'39"	75.00'	46.37'	23.96'
C28	16°29'35"	75.00'	21.59'	10.87'
C29	18°56'04"	75.00'	24.79'	12.51'
C30	25°43'02"	45.50'	202.13'	59.60'
C31	29°08'04"	45.50'	23.14'	11.82'
C32	56°13'01"	45.50'	44.64'	24.30'
C33	80°49'11"	45.50'	64.18'	38.74'
C34	88°21'47"	45.50'	70.17'	44.22'
C35	74°32'09"	14.50'	18.86'	11.03'
C36	35°25'39"	122.00'	75.44'	38.97'
C37	19°44'35"	122.00'	42.04'	21.23'
C38	15°41'04"	122.00'	33.40'	16.80'
C39	35°25'39"	98.50'	60.91'	31.46'
C40	88°56'05"	15.00'	23.28'	14.72'
C41	44°59'49"	19.50'	15.31'	8.08'
C42	43°53'35"	50.50'	38.69'	20.35'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	19°01'29"	30.00'	9.96'	5.03'
C2	107°57'34"	25.00'	47.11'	34.38'
C3	91°03'55"	15.00'	23.84'	15.28'
C4	48°11'23"	15.00'	12.62'	6.71'
C5	42°52'32"	15.00'	11.22'	5.89'
C6	18°58'35"	115.50'	38.25'	19.30'
C7	75°3'05"	115.50'	15.69'	7.96'
C8	11°05'31"	115.50'	22.36'	11.21'
C9	18°58'35"	68.50'	22.69'	11.45'
C10	33°33'26"	14.50'	8.49'	4.37'
C11	27°52'41"	45.50'	220.67'	39.64'
C12	48°13'39"	45.50'	38.30'	20.37'
C13	60°57'37"	45.50'	48.41'	26.78'
C14	12°46'30"	45.50'	10.14'	5.09'
C15	78°45'39"	45.50'	62.55'	37.35'
C16	73°04'08"	45.50'	58.03'	33.71'
C17	4°05'08"	45.50'	3.24'	1.62'
C18	64°19'15"	14.50'	16.28'	9.12'
C19	18°58'35"	115.50'	38.25'	19.30'
C20	61°0'06"	68.50'	7.37'	3.69'
C21	12°48'30"	68.50'	15.31'	7.69'

Taney Engineering
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

CENTENNIAL & ALPINE RIDGE

A COMMON INTEREST COMMUNITY
OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

SUMMIT CENTENNIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF CENTENNIAL & ALPINE RIDGE, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS) SHOWN ON THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS THE EASEMENTS AS INDICATED ON THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS THE EASEMENTS 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.

FURTHERMORE, THE UNDERSIGNED OWNER, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY AND CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

(i) AN EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ON AND IN THOSE AREAS SHOWN HEREON AS COMMON ELEMENTS, UTILITY EASEMENTS AND PRIVATE STREETS;

(ii) A THREE-FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS;

(iii) AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF PUBLIC OR PRIVATE STREETS FOR GAS LINES, CABLE TELEVISION LINES, ALL ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF WATER, GAS, AND CABLE TELEVISION LINES, UNDERGROUND POWER AND TELEPHONE DISTRIBUTION LINES AND APPURTENANCES; WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE TWENTY (20) FEET, MEASURED AT THE CENTERLINE OF THE STREET, AND THE RIGHT ANGLES FROM THE BACK OF CURB RUNNING PARALLEL TO THE FRONTAGE OF THE STREET, AND THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;

(iv) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD WITHIN THE PLATED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, AND CABLE TELEVISION LINES, AND ALL ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS, AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF WATER, GAS, AND CABLE TELEVISION LINES, UNDERGROUND POWER AND TELEPHONE DISTRIBUTION LINES AND APPURTENANCES; WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE TWENTY (20) FEET, MEASURED AT THE CENTERLINE OF THE STREET, AND THE RIGHT ANGLES FROM THE BACK OF CURB RUNNING PARALLEL TO THE FRONTAGE OF THE STREET, AND THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;

FURTHER, SUMMIT CENTENNIAL, LLC, 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 ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES THERETO 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 _____ DAY OF _____, 201____.

SUMMIT CENTENNIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
BY SUMMIT HOMES OF NEVADA, LLC, A NEVADA LIMITED LIABILITY COMPANY, ITS OPERATING MANAGER.

NATHAN WHITE, MANAGER OF
SUMMIT HOMES OF NEVADA, LLC.

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY NATHAN WHITE AS MANAGER OF SUMMIT HOMES OF NEVADA, LLC,
A NEVADA LIMITED LIABILITY COMPANY.

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

DISTRICT BOARD OF HEALTH CERTIFICATE

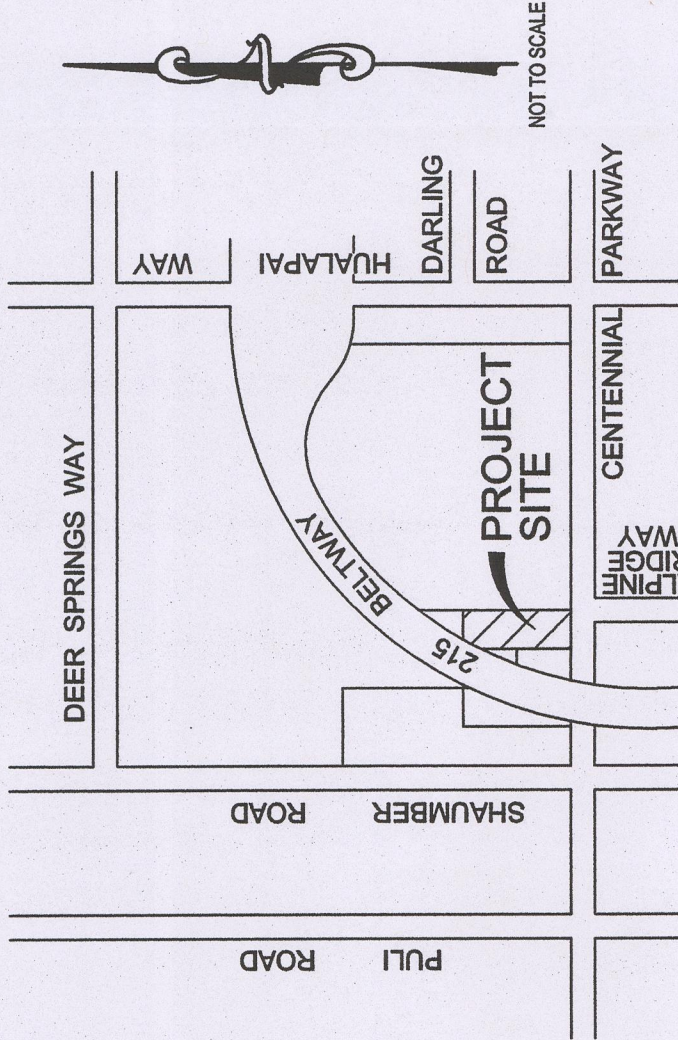
THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: _____ DATE _____

DIVISION OF WATER RESOURCES

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

BY: _____ DATE _____



LOCATION MAP

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°00'28" WEST, A DISTANCE OF 338.33 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; THENCE S 89°00'28" WEST, A DISTANCE OF 463.37 FEET TO THE SOUTHEASTLY RIGHT OF WAY LINE OF 215 BEL TWAY AS SHOWN IN FILE 139 PAGE 07 OF SURVEYS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2825.00 FEET; THE RADIAL LINE TO SAID POINT BEARS NORTH 51°15'22" WEST; THENCE DEPARTING SAID WEST LINE, NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE, AN ARC DISTANCE OF 276.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; THENCE ALONG NORTH 89°50'09" EAST, A DISTANCE OF 155.67 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 24; THENCE ALONG SAID EAST LINE SOUTH 0°04'23" WEST, A DISTANCE OF 669.07 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.79 ACRES, MORE OR LESS.

AGENCIES AND UTILITIES APPROVALS

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

BY: _____ DATE _____
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

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

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

BY: _____ DATE _____
LAS VEGAS VALLEY WATER DISTRICT

BY: _____ DATE _____
SOUTHWEST GAS CORPORATION

ALLEN PAVELKA, P.E., NO. 9029
CITY ENGINEER, CITY OF LAS VEGAS

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 OF CENTENNIAL & ALPINE RIDGE AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE _____, 201____.

ALAN R. RIEKKI, P.L.S., CITY SURVEYOR
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 12469

CERTIFICATE OF DIRECTOR OF PLANNING

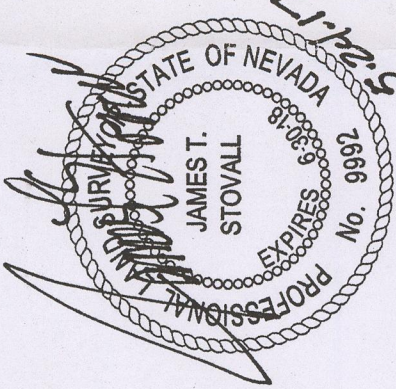
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP ACT AND THE SUBDIVISION MAP ACT, AND THAT THE MAP COMPLIES WITH ALL APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 201____.

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

SURVEYOR'S CERTIFICATE

I, JAMES T. STOVALL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AGENT FOR TANEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SUMMIT CENTENNIAL, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., THE SURVEY WAS COMPLETED ON NOVEMBER 21, 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 OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



JAMES T. STOVALL
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9992

BASIS OF BEARINGS

NORTH 89°50'09" EAST, BEING THE BEARING OF NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 150 PAGE 98 OF PLATS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

COUNTY RECORDER'S NOTE

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

FMP - 70173

THE FINAL MAP OF
CENTENNIAL & ALPINE RIDGE

FOR
SUMMIT CENTENNIAL, LLC.

OFFICIAL RECORDS BOOK NO. _____

INSTRUMENT NO. _____

FILED AT THE REQUEST OF
TANEY ENGINEERING

DATE _____ AT _____

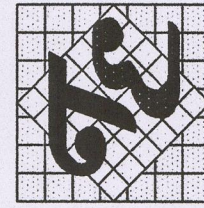
BOOK _____ PAGE _____

OF PLATS

CLARK COUNTY, NEVADA RECORDS

DEBBIE CONWAY - RECORDER

FEE \$ _____ DEPUTY _____

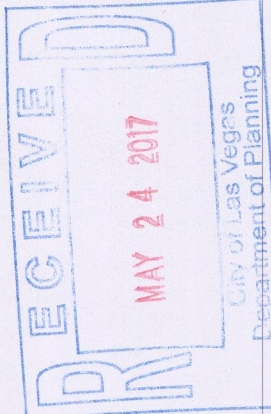


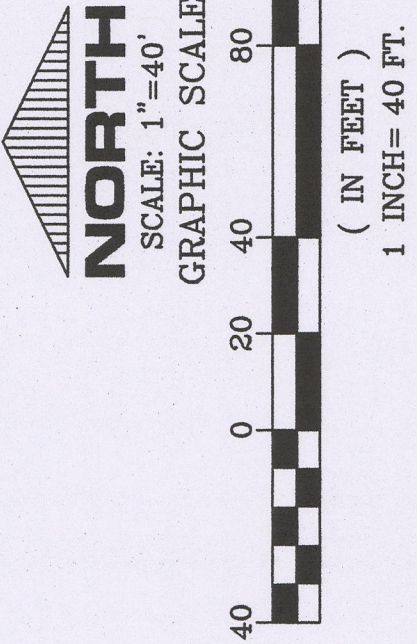
TANEY ENGINEERING

6030 SO. JONES BOULEVARD

LAS VEGAS, NEVADA 89118

(702) 362-8844 FAX: (702) 362-5233





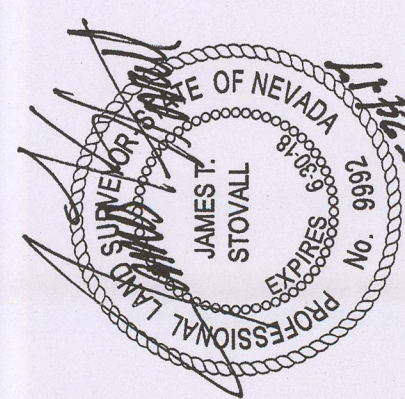
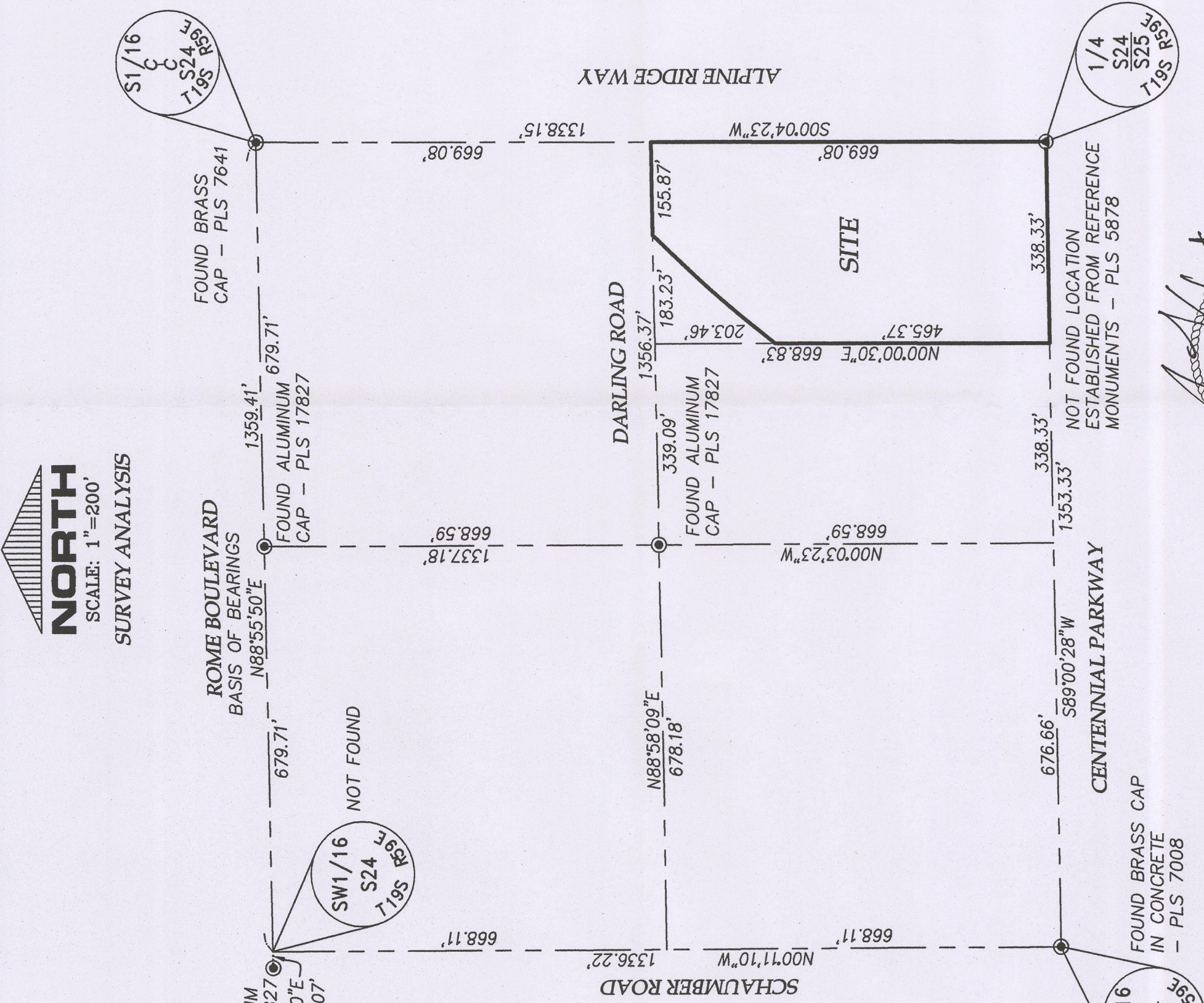
CENTENNIAL & ALPINE RIDGE

THE FINAL MAP OF

A COMMON INTEREST COMMUNITY
A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND

---	SUBDIVISION BOUNDARY LINE
---	STREET CENTERLINE
---	SECTIONAL LINE
---	PRIVATE STREET LINE
---	LOT LINE
---	ADJOINING LOT
---	EASEMENT LINE
---	RADIAL LINES/TIE LINES/PROLONGATION LINES
5	LOT NUMBER = 22 RESIDENTIAL LOTS
C.E.A.	COMMON ELEMENTS/LOTS = 2
●	FOUND MONUMENT AS SHOWN AND DESCRIBED
●	SET TYPE I MONUMENT-PLS 9992 ESTABLISHED FROM FOUND REFERENCE MONUMENTS - PLS 5878
●	SET TYPE III MONUMENT-PLS 9992 WITH REFERENCE MONUMENTS IN TOP OF CURB
●	OFFICIAL CLARK COUNTY RECORDS
O.R.	CURVE NUMBER
C1	RADIAL
(R)	SQUARE FEET, MORE OR LESS
SF	OFFERED FOR DEDICATION TO THE CITY OF LAS VEGAS AS A PUBLIC STREET
(O.F.D.)	PUBLIC DRAINAGE EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS AND TO BE PRIVATELY MAINTAINED
(26)	



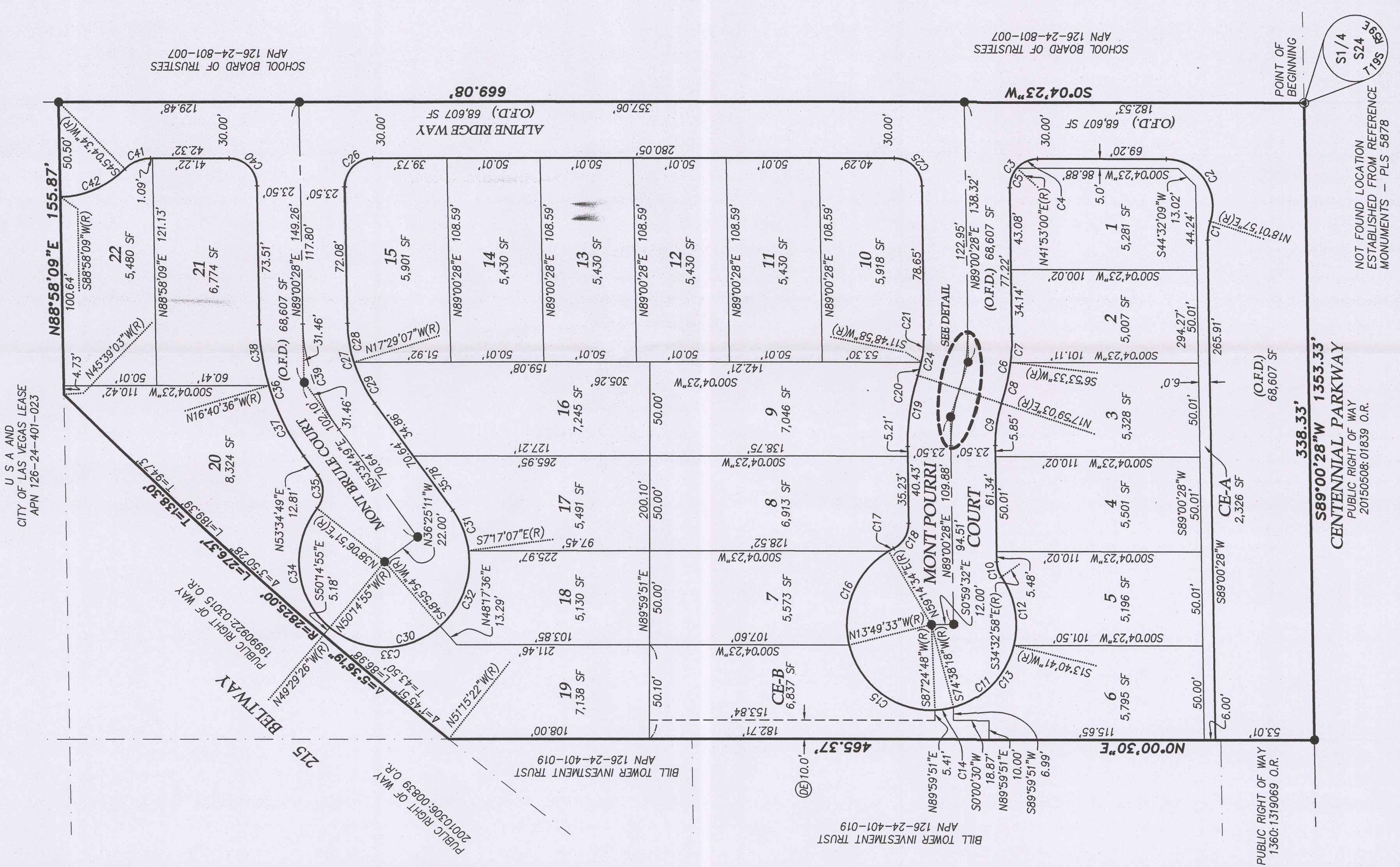
- NOTES:**
1. DIRECT VEHICULAR ACCESS TO CENTENNIAL PARKWAY ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
 2. DIRECT VEHICULAR ACCESS TO 215 BELTWAY FROM ADJACENT LOTS IS PROHIBITED.
 3. ALL COMMON ELEMENTS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 4. ALL REAR LOT CORNER SHALL SET WITH NAIL AND TAG PLS 9992 ON BLOCK CORNER AND ALL FRONT AND SIDE LOT CORNERS SHALL BE MARKED WITH CUTTING OF THE CORNERS OF THE PROLONGATION OF THE SIDE PROPERTY LINES.
 5. THE STREETS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES ARE PUBLIC STREETS.

LAS VEGAS VALLEY WATER DISTRICT NOTES:

1. 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 MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
2. ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS "COMMON ELEMENT" AND "UTILITY EASEMENT" ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO HOMEOWNER'S ASSOCIATION IS TO BE FORMED).

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C22	18°58'35"	92.00'	30.47'	15.38'
C23	18°58'35"	92.00'	30.47'	15.38'
C24	18°58'35"	88.50'	22.69'	11.45'
C25	88°56'05"	15.00'	23.28'	14.72'
C26	91°03'55"	15.00'	23.84'	15.28'
C27	35°25'39"	75.00'	46.37'	23.96'
C28	16°29'35"	75.00'	21.59'	10.87'
C29	18°56'04"	75.00'	24.79'	12.51'
C30	25°43'02"	45.50'	202.13'	58.80'
C31	29°08'04"	45.50'	23.14'	11.82'
C32	56°13'01"	45.50'	44.64'	24.30'
C33	80°49'11"	45.50'	64.18'	38.74'
C34	88°21'47"	45.50'	70.17'	44.22'
C35	74°32'02"	14.50'	18.86'	11.03'
C36	35°25'39"	122.00'	75.44'	38.97'
C37	19°44'35"	122.00'	42.04'	21.23'
C38	15°41'04"	122.00'	33.40'	16.80'
C39	35°25'39"	88.50'	60.91'	31.46'
C40	88°56'05"	15.00'	23.28'	14.72'
C41	44°59'49"	19.50'	15.31'	8.08'
C42	43°53'35"	50.50'	38.69'	20.35'

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	19°01'29"	30.00'	9.96'	5.03'
C2	107°57'34"	25.00'	34.38'	15.38'
C3	91°03'55"	15.00'	23.84'	15.28'
C4	48°11'23"	15.00'	12.62'	6.71'
C5	42°52'32"	15.00'	11.22'	5.89'
C6	18°58'35"	115.50'	38.25'	19.30'
C7	7°53'05"	115.50'	15.89'	7.96'
C8	11°05'31"	115.50'	22.36'	11.21'
C9	18°56'35"	68.50'	22.69'	11.45'
C10	33°33'26"	14.50'	8.49'	4.37'
C11	27°52'41"	45.50'	220.67'	38.64'
C12	48°13'39"	45.50'	38.30'	20.37'
C13	60°57'37"	45.50'	48.41'	26.78'
C14	12°46'30"	45.50'	10.14'	5.09'
C15	78°45'39"	45.50'	62.55'	37.35'
C16	73°04'08"	45.50'	58.03'	33.71'
C17	4°05'08"	45.50'	3.24'	1.62'
C18	64°19'15"	14.50'	16.28'	9.12'
C19	18°56'35"	115.50'	38.25'	19.30'
C20	61°06'06"	66.50'	7.37'	3.69'
C21	12°46'30"	68.50'	15.31'	7.69'



CE-A
89°00'28"W 1353.33'
CENTENNIAL PARKWAY
PUBLIC RIGHT OF WAY
20150508-01639 O.R.

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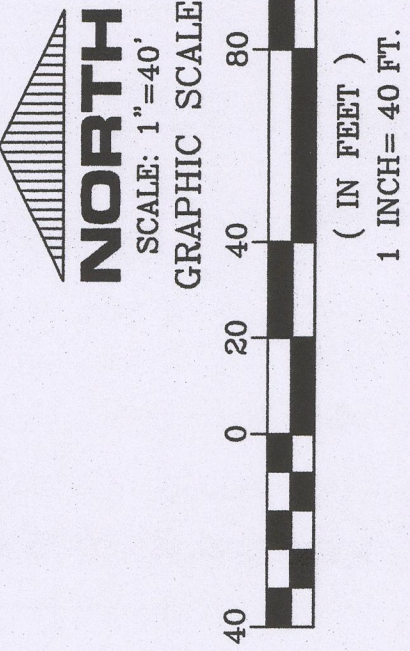
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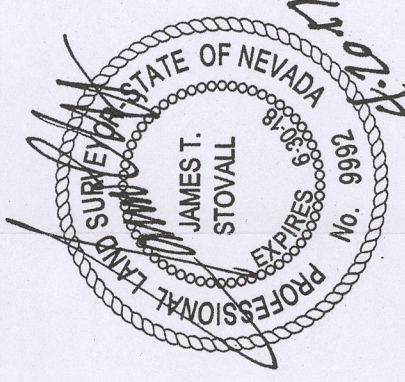
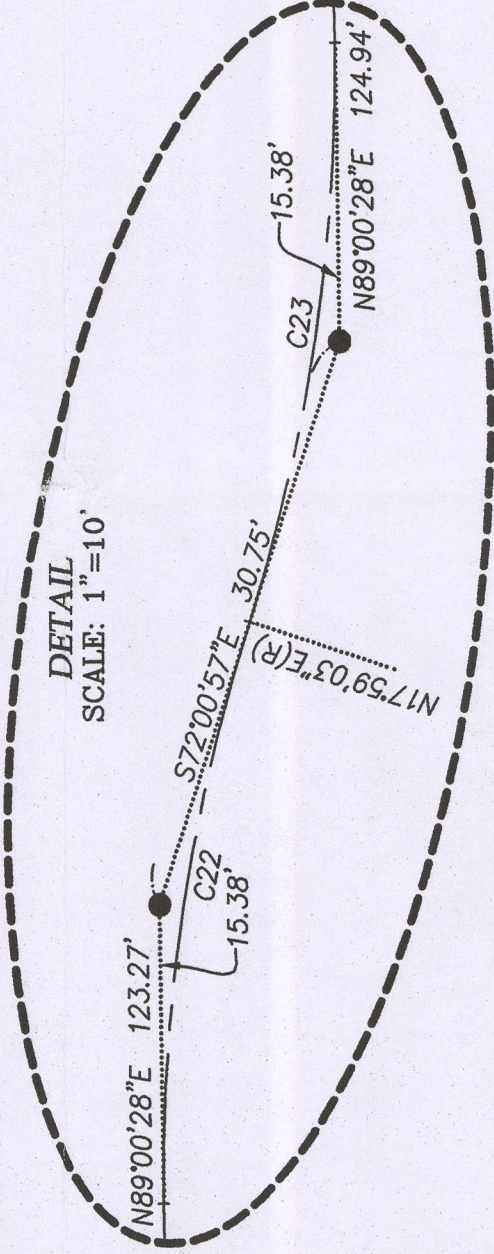
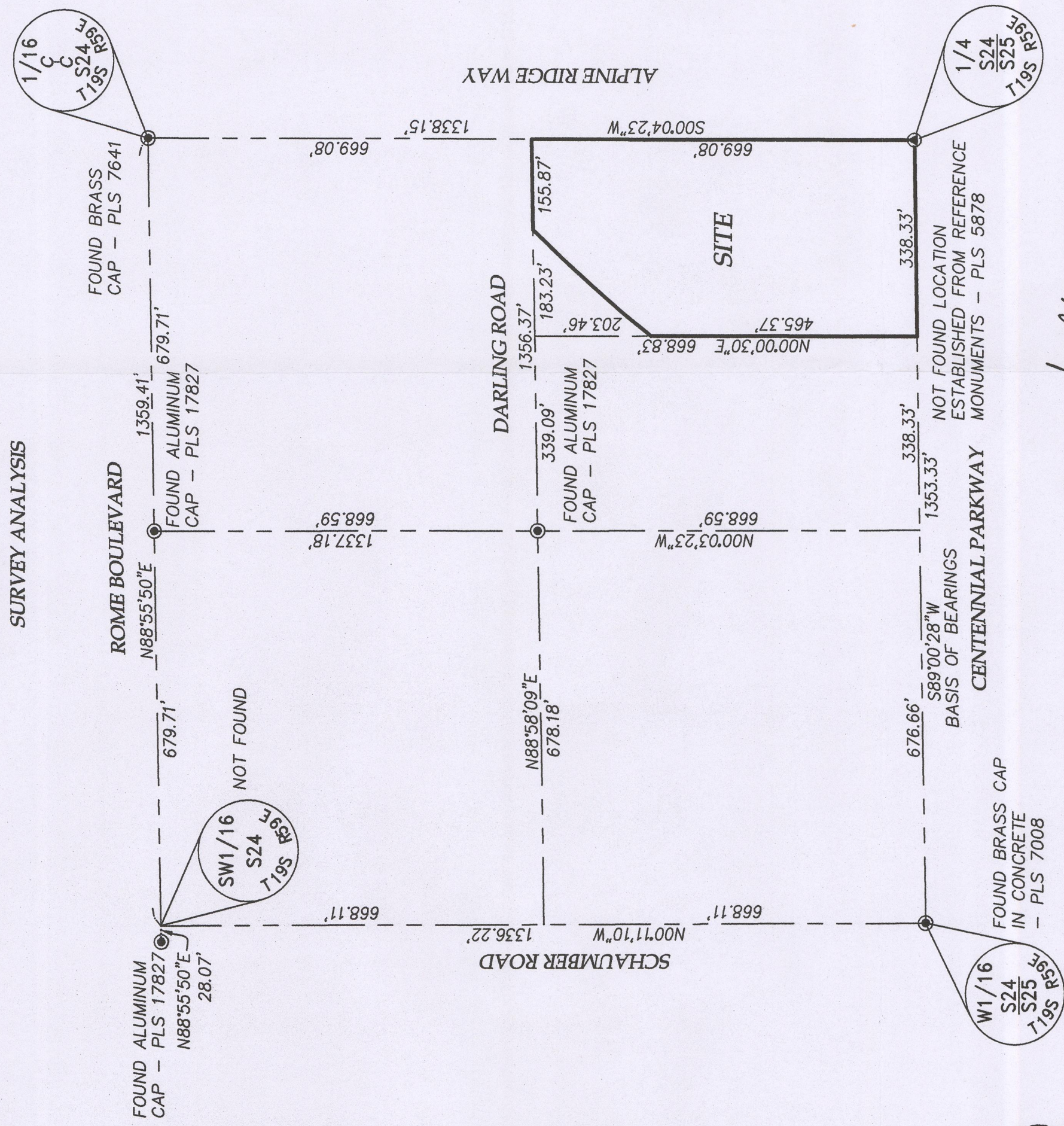
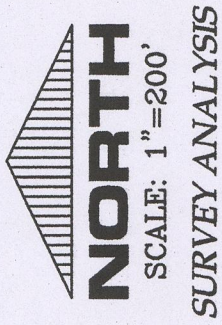
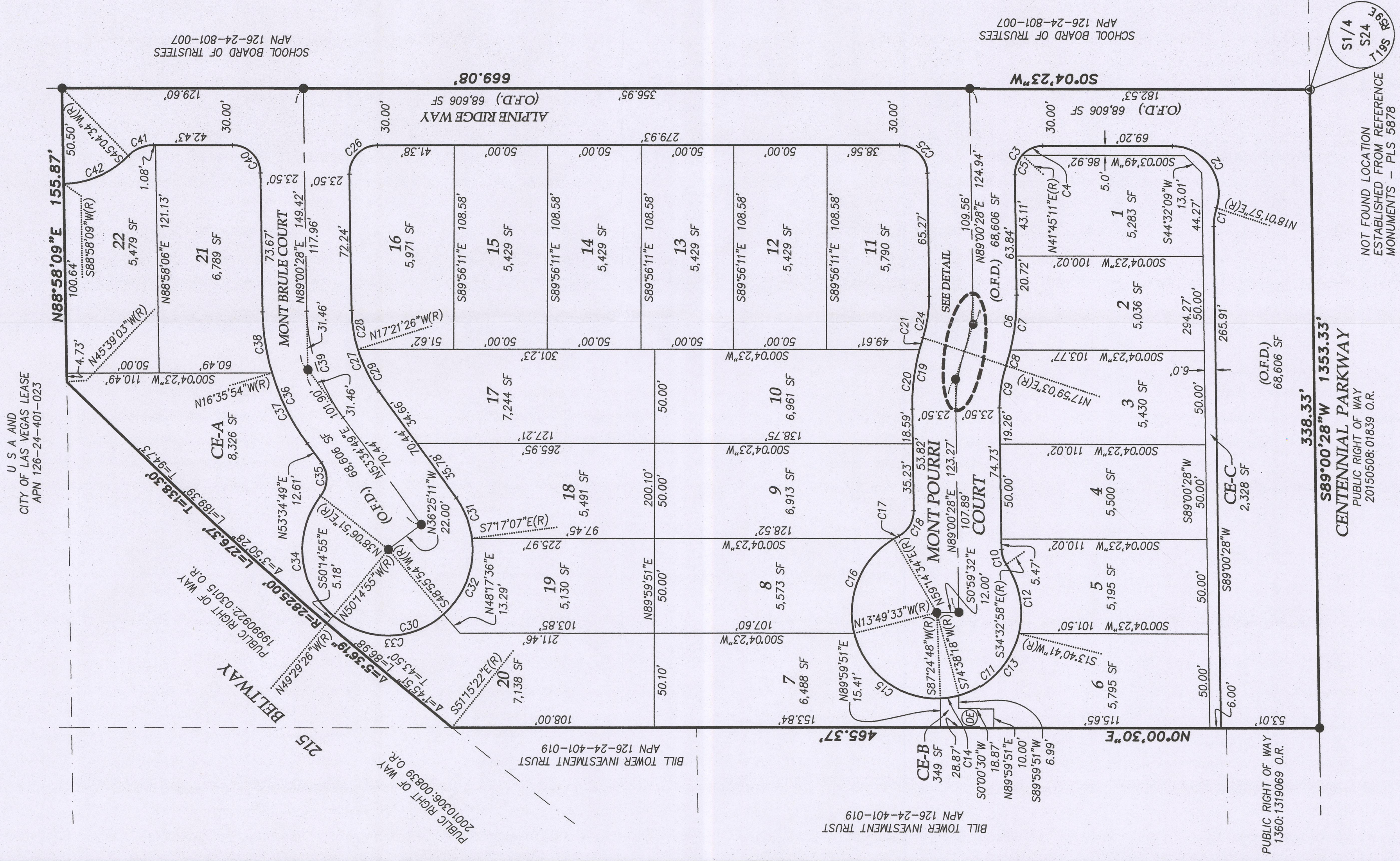
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THE FINAL MAP OF
CENTENNIAL & ALPINE RIDGE
A COMMON INTEREST COMMUNITY
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGEND

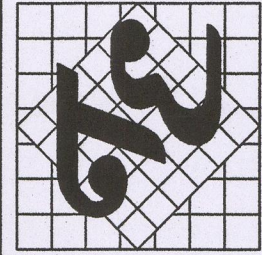
—	SUBDIVISION BOUNDARY LINE
- - -	STREET CENTERLINE
- - -	SECTIONAL LINE
- - -	PRIVATE STREET LINE
- - -	LOT LINE
- - -	ADJOINING LOT
- - -	EASEMENT LINE
.....	RADIAL LINES/TIE LINES/PROLONGATION LINES
5	LOT NUMBER = 22 RESIDENTIAL LOTS
C.E.A	COMMON ELEMENTS/LOTS = 3
●	FOUND MONUMENT AS SHOWN AND DESCRIBED
●	SET TYPE I MONUMENT-PLS 9892 ESTABLISHED FROM FOUND REFERENCE MONUMENTS - PLS 5878
●	SET TYPE III MONUMENT-PLS 9992 WITH REFERENCE MONUMENTS IN TOP OF CURB
●	OFFICIAL CLARK COUNTY RECORDS
O.R.	CURVE NUMBER
(R)	RADIAL
SF	SQUARE FEET, MORE OR LESS
(O.R.D)	OFFERED FOR DEDICATION TO THE CITY OF LAS VEGAS AS A PUBLIC STREET
(O.E)	PUBLIC DRAINAGE EASEMENT HEREBY GRANTED TO THE CITY OF LAS VEGAS AND TO BE PRIVATELY MAINTAINED



- NOTES:**
1. DIRECT VEHICULAR ACCESS TO CENTENNIAL PARKWAY ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
 2. DIRECT VEHICULAR ACCESS 215 BELTWAY FROM ADJACENT LOTS IS PROHIBITED.
 3. ALL COMMON ELEMENTS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 4. ALL REAR LOT CORNER SHALL SET WITH NAIL AND TAG PLS 9892 ON BLOCK WALLS AND ALL FRONT AND SIDE LOT CORNERS SHALL BE MARKED BY SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE SIDE PROPERTY LINES.

LAS VEGAS VALLEY WATER DISTRICT NOTES:

1. 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 ERECTOR'S PLACARDS, NO EFFORT WILL BE MADE TO REPAIR OR REPLACE OR MATCH ANY DECORATIVE SURF. THE MAINTENANCE ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.
2. ALL COMMON AREAS AND UTILITY EASEMENTS INDICATED HEREON AS COMMON ELEMENT AND "UTILITY EASEMENT" ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (OR PROPERTY OWNER IF NO HOMEOWNER'S ASSOCIATION IS TO BE FORMED).



Taney Engineering
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

THE FINAL MAP OF

CENTENNIAL & ALPINE RIDGE

A COMMON INTEREST COMMUNITY

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNERS' CERTIFICATE

SUMMIT CENTENNIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF CENTENNIAL & ALPINE RIDGE, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS) AND THE OTHER PUBLIC RIGHTS-OF-WAY AND 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; NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY AND CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- (i) AN EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ON, AND IN THOSE AREAS SHOWN HEREON AS COMMON ELEMENTS, UTILITY EASEMENTS AND PRIVATE STREETS;
- (ii) A THREE-FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS;

(iii) AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF PUBLIC OR PRIVATE STREETS FOR GAS LINES, CABLE TELEVISION LINES, ALL ABOVE GROUND TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD, 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 AND APPURTENANCES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;

(iv) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD 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 AND EGRESS THEREFROM. ALSO, AN EASEMENT OVER AREAS SHOWN HEREON AS UTILITY EASEMENTS, COMMON UTILITIES AND STREETS 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 THERE TO AND EGRESS THEREFROM.

FURTHER, SUMMIT CENTENNIAL, LLC., 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 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 AND EGRESS THEREFROM. ALSO, AN EASEMENT OVER AREAS SHOWN HEREON AS UTILITY EASEMENTS, COMMON UTILITIES AND STREETS 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 THERE TO AND EGRESS THEREFROM.

DATED THIS _____ DAY OF _____, 201__.

SUMMIT CENTENNIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY SUMMIT HOMES OF NEVADA, LLC, A NEVADA LIMITED LIABILITY COMPANY, ITS OPERATING MANAGER.

NATHAN WHITE, MANAGER OF
SUMMIT HOMES OF NEVADA, LLC.

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY NATHAN WHITE AS MANAGER OF SUMMIT HOMES OF NEVADA, LLC.,
A NEVADA LIMITED LIABILITY COMPANY.

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

DISTRICT BOARD OF HEALTH CERTIFICATE

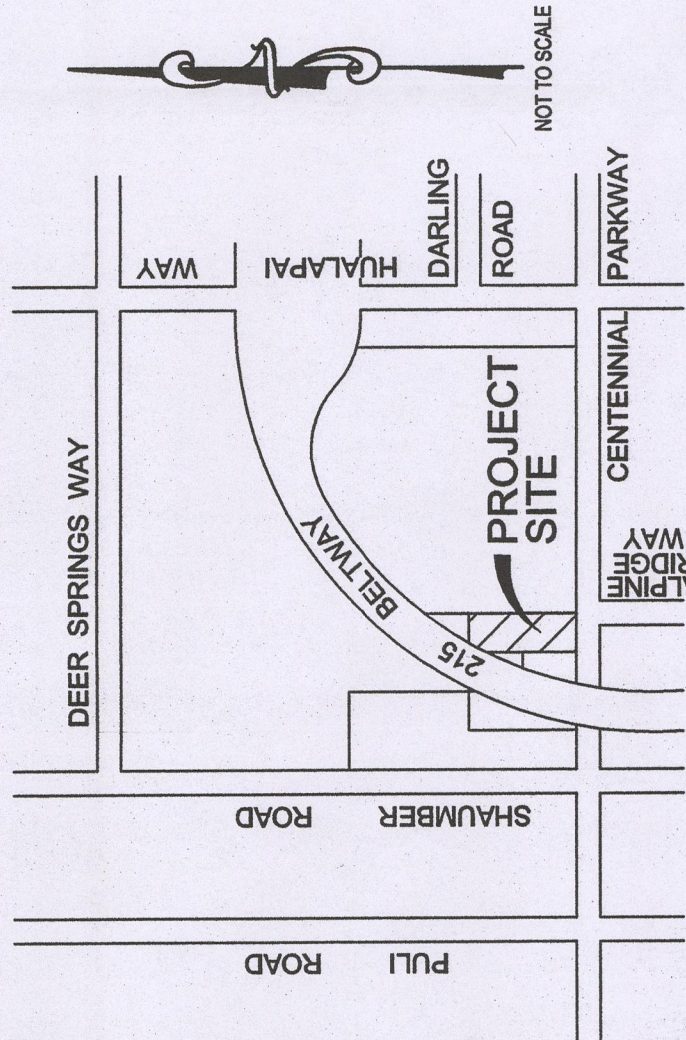
THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS DISTRICT HAS REVIEWED THE MAP AND DETERMINED THAT THE MAP DOES NOT VIOLATE WATER SUPPLY REQUIREMENTS AND IS PRECISELY UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: _____ DATE _____

DIVISION OF WATER RESOURCES

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

BY: _____ DATE _____



LOCATION MAP

AGENCIES AND UTILITIES APPROVALS

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

BY: _____ DATE _____
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

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

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

BY: _____ DATE _____
LAS VEGAS VALLEY WATER DISTRICT

BY: _____ DATE _____
SOUTHWEST GAS CORPORATION

BY: _____ DATE _____
ALLEN PAVELKA, P.E., NO. 9029
CITY ENGINEER, CITY OF LAS VEGAS

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF CLARK BY THAT DEED RECORDED SEPTEMBER 22, 1999 IN BOOK 990922 AS DOCUMENT NO. 03015 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 4.79 ACRES, MORE OR LESS.

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 OF CENTENNIAL & ALPINE RIDGE AND AM BEING SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE _____, 201__.

ALAN R. RIEKKI, P.L.S., CITY SURVEYOR
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 12469
DATE _____

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

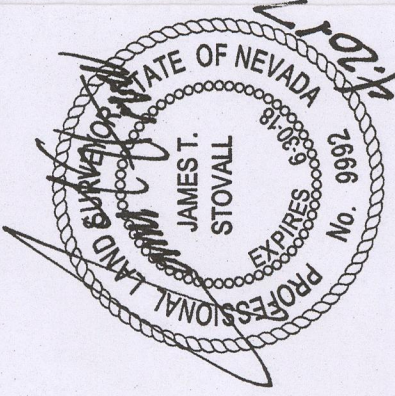
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED BY THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, HAVE BEEN FULLY SATISFIED; THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 201__.

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

SURVEYOR'S CERTIFICATE

I, JAMES T. STOVALL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AGENT FOR TANEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SUMMIT CENTENNIAL, LLC.
- THE LANDS SURVEYED LIE WITHIN THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., THE SURVEY WAS COMPLETED ON NOVEMBER 21, 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 SHOWN TO THE SATISFACTION OF THE GOVERNING BODY. APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



JAMES T. STOVALL
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9992

BASIS OF BEARINGS

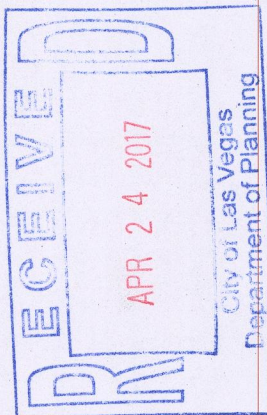
SOUTH 89°00'28" WEST, BEING THE BEARING OF SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 149 PAGE 30 OF PLATS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

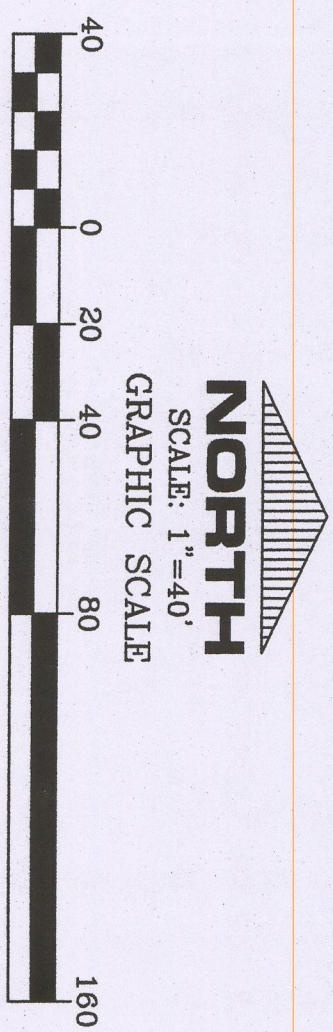
COUNTY RECORDER'S NOTE

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

FMP - 78173

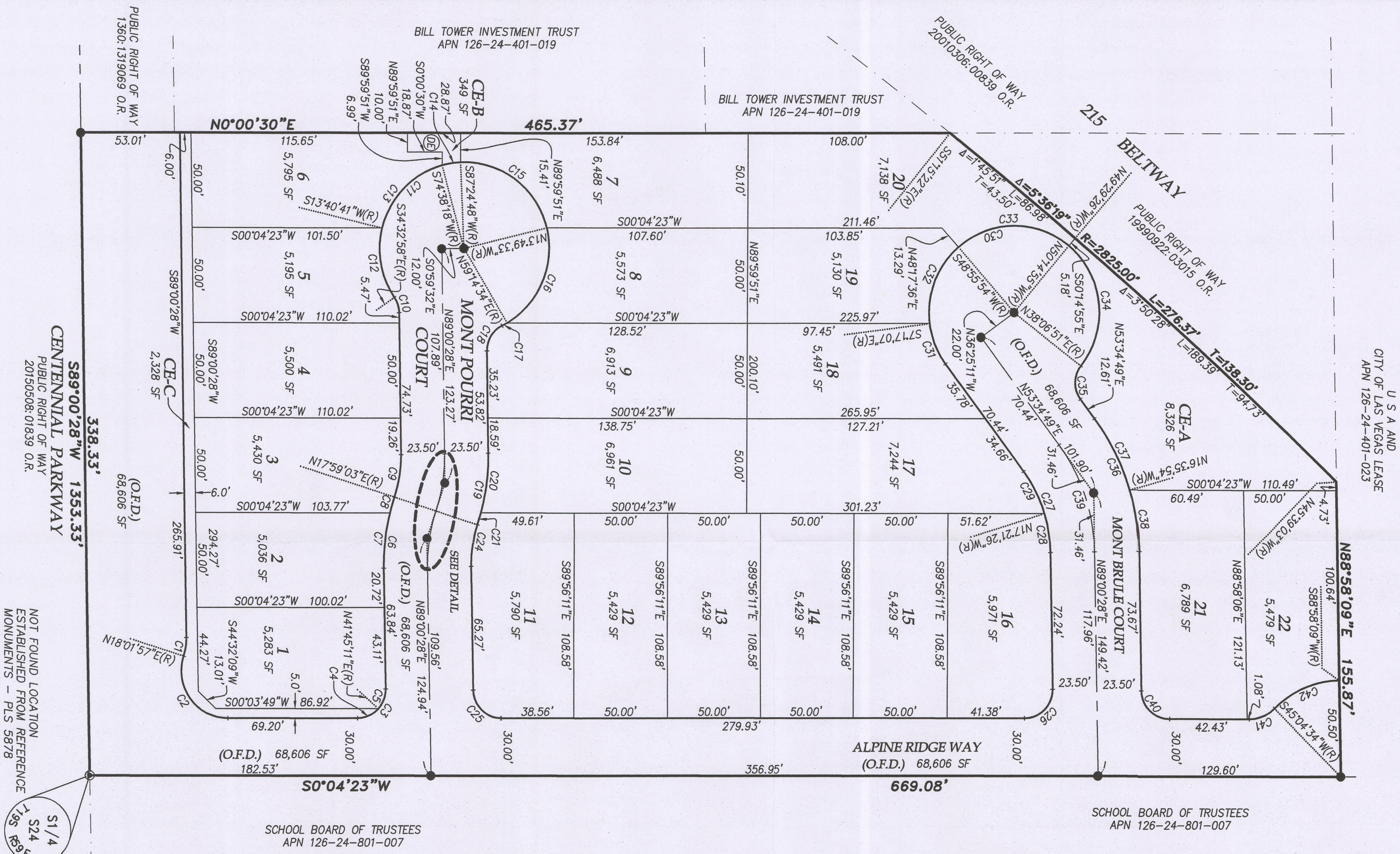
THE FINAL MAP OF CENTENNIAL & ALPINE RIDGE FOR SUMMIT CENTENNIAL, LLC.		OFFICIAL RECORDS BOOK NO. _____
A COMMON INTEREST COMMUNITY		INSTRUMENT NO. _____
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		FILED AT THE REQUEST OF TANEY ENGINEERING
		DATE _____ AT _____
		BOOK _____ PAGE _____
		OF PLATS
CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY - RECORDER		FEE \$ _____ DEPUTY _____
 TANEY ENGINEERING 6030 SO. JONES BOULEVARD LAS VEGAS, NEVADA 89118 (702) 362-8844 FAX: (702) 362-5233		





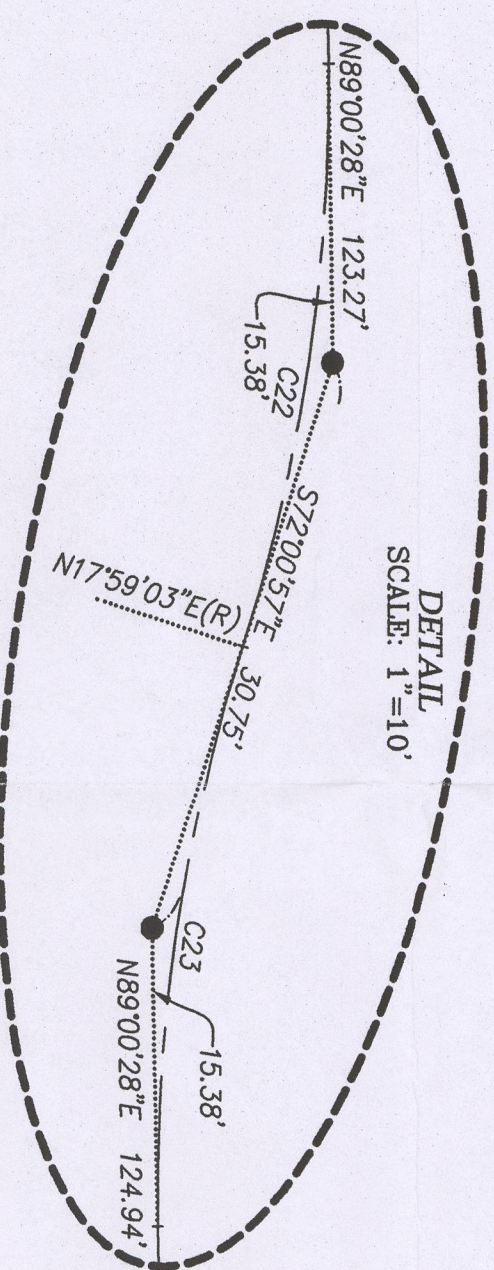
THE FINAL MAP OF
CENTENNIAL & ALPINE RIDGE

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
A COMMON INTEREST COMMUNITY
SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



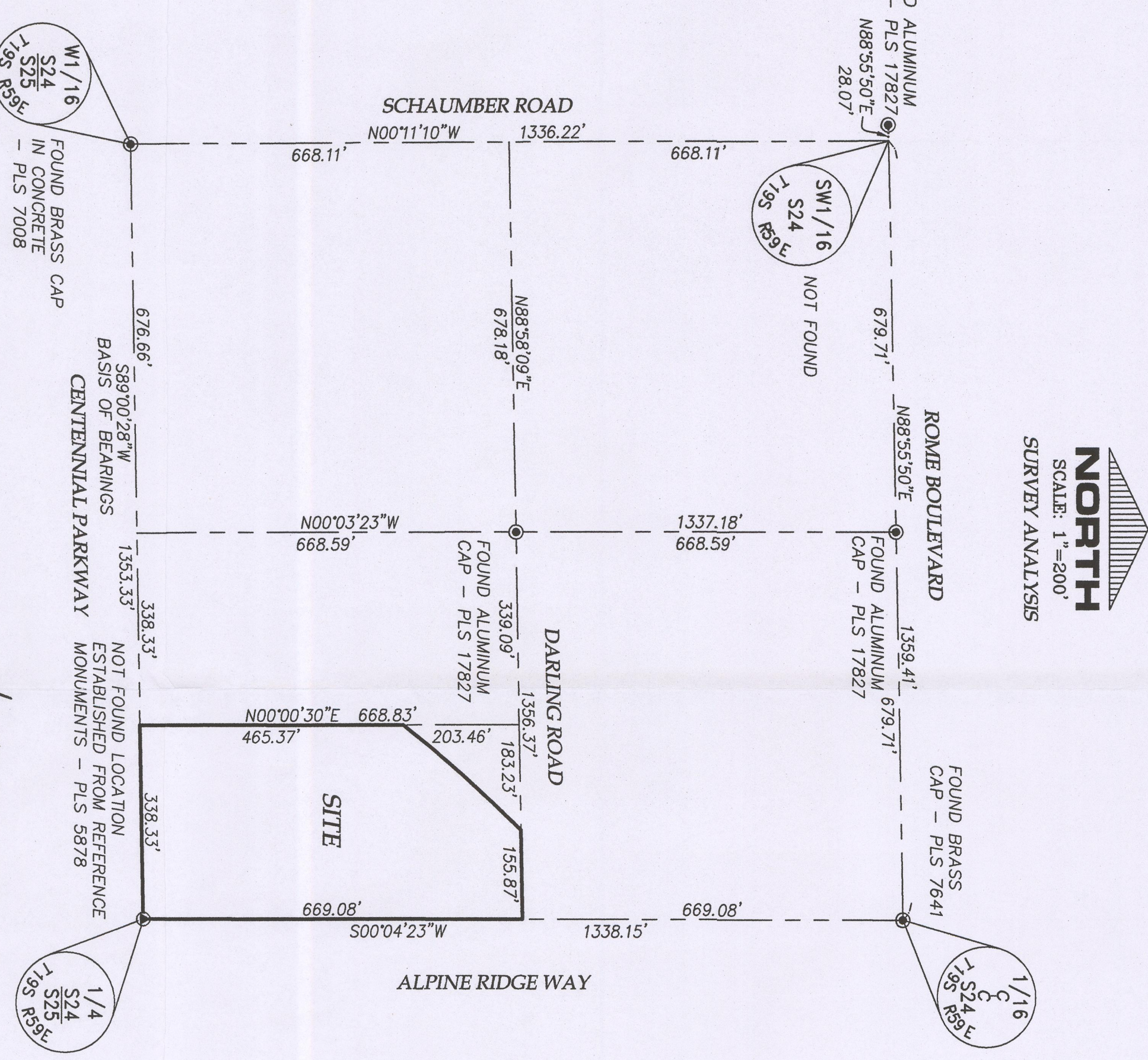
LEGEND

_____	SUBDIVISION BOUNDARY LINE
_____	STREET CENTERLINE
_____	SECTIONAL LINE
_____	PRIVATE STREET LINE
_____	LOT LINE
_____	ADJOINING LOT
_____	EASEMENT LINE
.....	RADIAL LINES/TIE LINES/PROLONGATION LINES
5	LOT NUMBER = 22 RESIDENTIAL LOTS
C.E.A	COMMON ELEMENTS/LOTS = 3
③	FOUND MONUMENT AS SHOWN AND DESCRIBED
④	SET TYPE I MONUMENT-PLS 9992
●	ESTABLISHED FROM LOCAL REFERENCE
	MONUMENTS - PLS 5878
	SET TYPE III MONUMENT-PLS 9992 WITH
	REFERENCE MONUMENTS IN TOP OF CURB
	OFFICIAL CLARK COUNTY RECORDS
	CURVE NUMBER
	RADIAL
	SQUARE FEET, MORE OR LESS
	OFFERED FOR DEDICATION TO THE CITY OF
	LAS VEGAS AS A PUBLIC STREET
(O.F.D.)	PUBLIC DRAINAGE EASEMENT HEREBY
⑤	GRANTED TO THE CITY OF LAS VEGAS AND
	TO BE MAINTAINED



CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	19°01'24"	30.00'	9.96'	5.3'
C2	107°57'34"	28.00'	47.11'	34.38'
C3	97°03'55"	15.00'	32.84'	15.28'
C4	48°19'12"	15.00'	12.65'	6.73'
C5	42°44'43"	15.00'	11.19'	5.87'
C6	18°58'35"	115.50'	38.25'	19.30'
C7	14°28'49"	115.50'	28.53'	14.84'
C8	41°9'46"	115.50'	8.73'	4.37'
C9	18°58'35"	66.50'	22.66'	11.45'
C10	33°53'26"	14.50'	8.49'	4.37'
C11	27°32'41"	45.50'	22.067'	39.64'
C12	48°13'59"	45.50'	36.30'	20.37'
C13	60°57'37"	45.50'	48.41'	26.78'
C15	78°45'39"	45.50'	62.55'	37.35'
C16	73°04'08"	45.50'	58.03'	33.71'
C17	4°05'08"	45.50'	3.24'	1.62'
C18	64°19'15"	14.50'	16.28'	9.12'
C19	18°58'35"	115.50'	38.25'	19.30'
C20	15°44'42"	115.50'	31.73'	15.87'
C21	31°04'4"	115.50'	6.52'	3.26'
C22	18°58'35"	92.00'	30.47'	15.38'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	
C23	1858.55"	92.00'	30.47'	15.58'	
C24	1858.55"	68.50'	22.68'	11.45'	
C25	8856.05"	15.00'	23.88'	14.22'	
C26	9103.55"	15.00'	23.84'	15.28'	
C27	3525.39"	75.00'	46.37'	23.96'	
C28	1621.54"	75.00'	21.42'	10.78'	
C29	1903.55"	24.95'	12.59'		
C30	2543.02"	45.50'	202.13'	59.80'	
C31	2908.04"	45.50'	23.14'	11.82'	
C32	56130"	45.50'	44.64'	24.50'	
C33	80149.11"	45.50'	64.18'	38.74'	
C34	8821.47"	45.50'	70.17'	44.22'	
C35	7432.02"	14.50'	18.86'	11.03'	
C36	3525.39"	122.00'	75.44'	38.97'	
C37	194917"	122.00'	42.21'	21.32'	
C38	1536.22"	122.00'	33.23'	16.72'	
C39	3525.39"	98.50'	60.91'	31.46'	
C40	8856.05"	15.00'	23.88'	14.72'	
C41	4459.49"	19.50'	15.31'	8.08'	
C42	4353.35"	50.50'	38.69'	20.35'	



NOTES:

1. DIRECT VEHICULAR ACCESS TO CENTENNIAL PARKWAY ACROSS COMMON ELEMENTS TO ADJACENT LOTS IS PROHIBITED.
2. DIRECT VEHICULAR ACCESS 215 BELTWAY FROM ADJACENT LOTS IS PROHIBITED.

LAS VEGAS VALLEY WATER DISTRICT NOTES:

1. 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 OR REMOVAL OF UTILITY EQUIPMENT, THE INSTALLATION OF NEW UTILITY LINES OR REPLACEMENT OR REPAIR OF EXISTING UTILITY LINES, THE INSTALLATION OF OR REPAIR OR MATCHING OF DECORATIVE SURFACES, LANDSCAPE FEATURES, OR ANY OTHER IMPROVEMENTS DISTURBED AS A RESULT OF THE MAINTENANCE ACTIVITIES OF THE UTILITIES OR THEIR AUTHORIZED REPRESENTATIVES.

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

SHEET 2 OF 2

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

RECEIVED
APR 24 2017
City of Las Vegas
Department of Planning

THE FINAL MAP OF

CENTENNIAL & ALPINE RIDGE

A COMMON INTEREST COMMUNITY

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNER'S CERTIFICATE

SUMMIT CENTENNIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF **CENTENNIAL & ALPINE RIDGE**, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE STREETS) AND THE OTHER PUBLIC RIGHTS-OF-WAY AND 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; NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER, DOES HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY AND CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- (i) AN EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ON, AND IN THOSE AREAS SHOWN HEREON AS COMMON ELEMENTS, UTILITY EASEMENTS AND PRIVATE STREETS;
 - (ii) A THREE-FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS;
 - (iii) AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF PUBLIC OR PRIVATE STREETS FOR GAS LINES, CABLE TELEVISION LINES, ABOVE GROUND TRANSFORMER PADS AND TELEPHONE EQUIPMENT PADS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF WATER, GAS, AND CABLE TELEVISION LINES, UNDERGROUND POWER AND TELEPHONE DISTRIBUTION LINES AND APPURTENANCES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET, WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE TEN FEET DISTANT, MEASURED AT RIGHT ANGLES FROM THE PARALLEL FRONTAGE SIDEWALK, MEASURED AT RIGHT ANGLES FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK;
 - (iv) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE EQUIPMENT PAD 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 THEREON AND EGRESS THEREFROM; ALSO, AN EASEMENT OVER, UNDER, ON, AND IN THOSE AREAS SHOWN HEREON, 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 THERETO AND EGRESS THEREFROM.
- FURTHER, SUMMIT CENTENNIAL, LLC., HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS, ALL THE PARCELS SHOWN HEREON TO THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF PAVING, PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES THERETO AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, 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 _____ DAY OF _____, 201__.

SUMMIT CENTENNIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: _____, MANAGER OF SUMMIT HOMES OF NEVADA, LLC, A NEVADA LIMITED LIABILITY COMPANY, ITS OPERATING MANAGER.

NATHAN WHITE, MANAGER OF
SUMMIT HOMES OF NEVADA, LLC.

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY NATHAN WHITE AS MANAGER OF SUMMIT HOMES OF NEVADA, LLC,
A NEVADA LIMITED LIABILITY COMPANY.

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

DISTRICT BOARD OF HEALTH CERTIFICATE

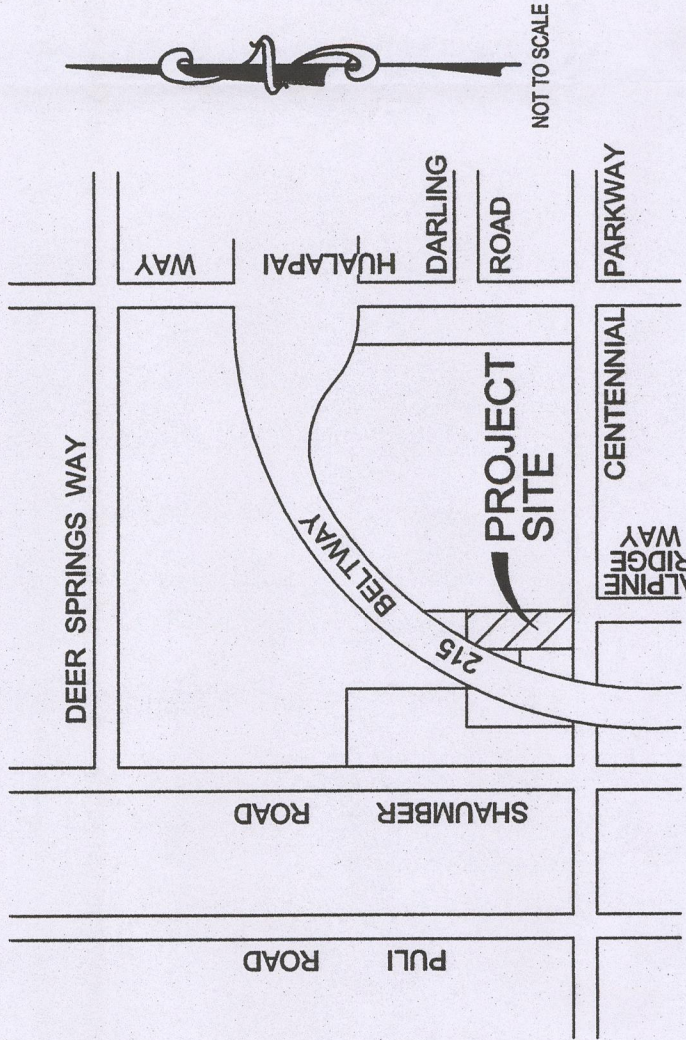
THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONVEYS SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES, WATER SUPPLY FACILITIES, AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: _____
DATE _____

DIVISION OF WATER RESOURCES

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

BY: _____
DATE _____



LOCATION MAP

AGENCIES AND UTILITIES APPROVALS

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

BY: _____
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK
DATE _____

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

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

BY: _____
LAS VEGAS VALLEY WATER DISTRICT
DATE _____

BY: _____
SOUTHWEST GAS CORPORATION
DATE _____

ALLEN PAVELKA, P.E., NO. 9029
CITY ENGINEER, CITY OF LAS VEGAS
DATE _____

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE COUNTY OF CLARK BY THAT DEED RECORDED SEPTEMBER 22, 1999 IN BOOK 990922 AS DOCUMENT NO. 0005 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SAID PARCEL CONTAINS 4.78 ACRES, MORE OR LESS.

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT THE FINAL MAP IS A TRUE AND CORRECT REPRESENTATION OF THE MONUMENTS AND EASEMENTS SHOWN THEREON. THE MAP IS TECHNICALLY CORRECT. THE MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE _____.

ALAN R. RIEKKI, P.L.S., CITY SURVEYOR
CITY OF LAS VEGAS
NEVADA CERTIFICATE NO. 12469
DATE _____

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

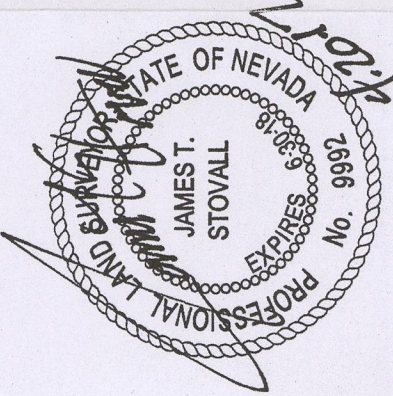
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO, THAT THE MAP COMPLIES WITH THE REQUIREMENTS OF THE NEVADA PLANNING AND ZONING ACT, AND THAT ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN THEREON HAVE BEEN PROPERLY SET. THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 201__.

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

SURVEYOR'S CERTIFICATE

I, JAMES T. STOVALL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AGENT FOR TANEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SUMMIT CENTENNIAL, LLC.
- THE LANDS SURVEYED LIE WITHIN THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., THE SURVEY WAS COMPLETED ON NOVEMBER 21, 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 THE CHARACTER OF THE MONUMENTS WILL BE MAINTAINED. AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



JAMES T. STOVALL
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9980

BASIS OF BEARINGS

SOUTH 89°00'28" WEST, BEING THE BEARING OF SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN BOOK 149 PAGE 30 OF PLATS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

COUNTY RECORDER'S NOTE

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

FMP - _____

THE FINAL MAP OF CENTENNIAL & ALPINE RIDGE FOR SUMMIT CENTENNIAL, LLC.		OFFICIAL RECORDS BOOK NO. _____
A COMMON INTEREST COMMUNITY THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		INSTRUMENT NO. _____ FILED AT THE REQUEST OF TANEY ENGINEERING DATE _____ AT _____ BOOK _____ PAGE _____ OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY - RECORDER FEE \$ _____ DEPUTY _____
 TANEY ENGINEERING 6030 SO. JONES BOULEVARD LAS VEGAS, NEVADA 89118 (702) 362-8844 FAX: (702) 362-5233		

