

FINAL MAP OF

A COMMON INTEREST COMMUNITY

LEGAL DESCRIPTION

ALL OF COMMON LOT "B" OF "2ND AMENDED FINAL MAP OF THE ECHELON, PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 145, PAGE 27 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE NEVADA, TOGETHER WITH THAT PORTION OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF COMMON LOT "B" OF SAID 2ND AMENDED FINAL MAP;
THENCE ALONG THE NORTHERLY LINE OF SAID COMMON LOT "B", THE FOLLOWING THREE (3)
COMESSES:

- 1) NORTH 89°53'25" EAST, 346.49 FEET;
- 2) THENCE NORTH 00°08'49" WEST, 40.00 FEET;
- 3) THENCE NORTH 89°53'02" EAST, 626.84 FEET TO THE NORTHEAST CORNER OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 20;

THENCE DEPARTING THE NORTHERLY LINE OF SAID COMMON LOT "B" ALONG THE EASTERLY LINE OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 20, SOUTH 00°32'52" EAST, 577.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 215, CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 98-01904;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID INTERSTATE 215, SOUTH 81°10'44" WEST, 3337.08 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED COMMON LOT "B";

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 215 ALONG THE EASTERLY LINE OF SAID COMMON LOT "B", SOUTH 00°05'21" EAST, 32.06 FEET TO THE SOUTHEAST CORNER OF SAID COMMON LOT "B";

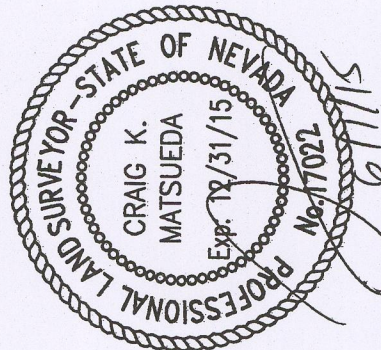
THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID COMMON LOT "B", THE FOLLOWING NINE (9) COURSES:

- 1) THENCE 89°46'58" WEST, 333.14 FEET;
- 2) THENCE SOUTH 89°47'54" WEST, 666.25 FEET TO THE SOUTHWEST CORNER OF SAID COMMON
- 3) THENCE ALONG THE WESTERY LINE OF SAID COMMON LOT "B", NORTH 07°10'30" WEST, 272.13 FEET;
- 4) THENCE SOUTH 89°54'50" EAST, 343.54 FEET;
- 5) THENCE SOUTH 89°54'50" EAST, 167.73 FEET;
- 6) THENCE SOUTH 89°54'50" EAST, 167.73 FEET;
- 7) THENCE SOUTH 89°54'50" EAST, 167.73 FEET;
- 8) THENCE NORTH 07°05'10" EAST, 106.07 FEET;
- 9) THENCE NORTH 07°05'35" WEST, 128.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.28 ACRES, MORE OR LESS.

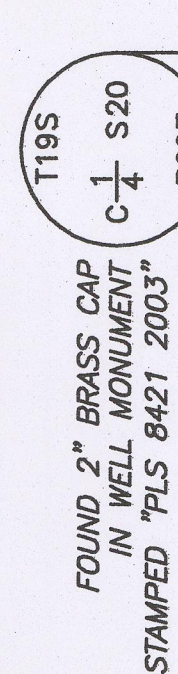
SHG-13012

RECEIVED
JUN 03 2015
Dept of Planning
City of Las Vegas



FINAL MAP OF

A COMMON INTEREST COMMUNITY



MAP REFERENCE

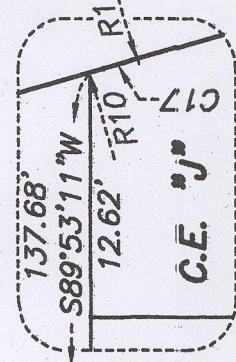
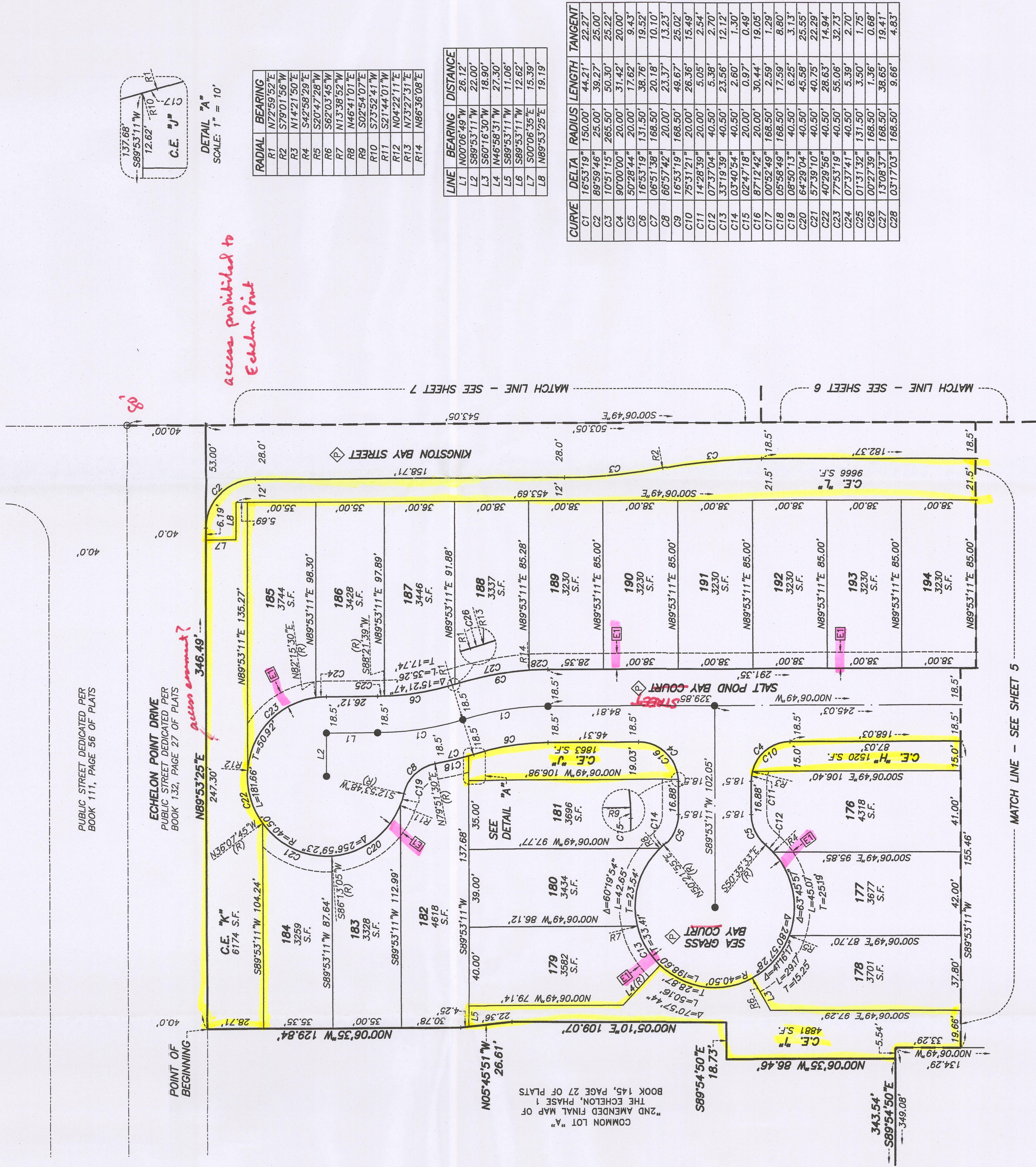
BOOK 105,	PAGE 27 OF PLATS
BOOK 111,	PAGE 56 OF PLATS
BOOK 111,	PAGE 65 OF PLATS
BOOK 132,	PAGE 69 OF PLATS
BOOK 137,	PAGE 19 OF PLATS
BOOK 145,	PAGE 27 OF PLATS
BOOK 148,	PAGE 45 OF PLATS

OT TABULATION	
SINGLE FAMILY RESIDENTIAL LOTS:	122
COMMON ELEMENT LOTS:	17
PRIVATE STREETS (3.40 ACRES):	1
PUBLIC STREETS (25,073 S.F.):	1

FINAL MAP OF
DEER SPRINGS PHASE 2

BEING A MERGER AND RESUBDIVISION OF COMMON LOT "B" OF "2ND AMENDED FINAL MAP OF THE ECHELON, PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 145, PAGE 27 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE NEVADA, TOGETHER WITH THAT PORTION OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904.

A COMMON INTEREST COMMUNITY



DETAIL "A"
SCALE: 1" = 10'

RADIAL	BEARING	BEARING
R1	N72°59'52"E	
R2	S79°01'56"W	
R3	N14°21'50"E	
R4	S55°52'58"W	
R5	S20°47'28"W	
R6	S62°03'45"W	
R7	N13°38'52"W	
R8	N46°41'01"E	
R9	S55°52'58"W	
R10	S23°52'41"W	
R11	S21°44'01"W	
R12	N04°22'11"E	
R13	N32°27'31"E	
R14	N66°26'08"E	

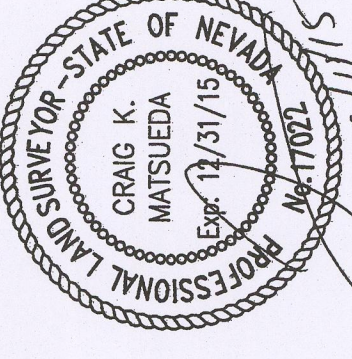
LINE	BEARING	DISTANCE
L1	N69°53'11"W	22.00'
L2	S89°53'11"W	22.00'
L3	S60°16'30"W	18.90'
L4	N46°58'51"W	27.30'
L5	S89°53'11"W	11.06'
L6	S55°52'58"W	15.39'
L7	S07°06'33"E	15.39'
L8	N69°53'25"E	19.19'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	165°53'19"	150.00'	44.21'	22.27'
C2	89°59'46"	25.00'	39.27'	25.00'
C3	109°17'15"	265.50'	50.30'	25.22'
C4	87°02'01"	20.00'	28.22'	15.71'
C5	92°08'04"	20.00'	27.82'	9.93'
C6	165°53'19"	131.50'	38.76'	19.92'
C7	06°51'58"	168.50'	20.18'	10.10'
C8	66°57'42"	20.00'	23.37'	13.23'
C9	75°53'19"	168.50'	48.97'	25.02'
C10	165°53'19"	150.00'	44.21'	22.27'
C11	14°28'59"	20.00'	5.03'	2.54'
C12	07°37'04"	40.50'	5.38'	2.70'
C13	35°19'39"	40.50'	23.56'	12.12'
C14	03°49'54"	40.50'	2.69'	1.30'
C15	04°44'41"	20.00'	2.69'	1.30'
C16	87°12'42"	20.00'	30.44'	19.05'
C17	00°52'49"	168.50'	2.59'	1.29'
C18	05°58'49"	168.50'	17.59'	8.80'
C19	05°50'13"	40.50'	8.25'	3.13'
C20	05°50'13"	40.50'	8.25'	3.13'
C21	57°59'10"	40.50'	40.25'	22.97'
C22	40°29'56"	40.50'	28.63'	14.94'
C23	77°53'19"	40.50'	55.06'	32.73'
C24	07°37'41"	40.50'	5.39'	2.70'
C25	05°50'13"	40.50'	8.25'	3.13'
C26	00°27'59"	168.50'	1.36'	0.68'
C27	13°08'37"	168.50'	38.65'	19.41'
C28	03°17'03"	168.50'	9.66'	4.83'

LEGEND

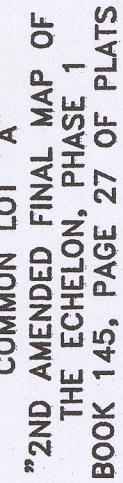
- SET 5/8" REBAR AND 2" ALUMINUM CAP STAMPED "C. MATSUEDA, PLS. SURVEYOR" MONUMENT SET IN TOP OF CURB
- LOCATION OF MONUMENT TO BE SET PER BOOK 148, PAGE 43 OF PLATS
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- ADJOINING LOT LINE
- MATCH LINE
- 1 LOT NUMBER
- C.E. COMMON ELEMENT
- S.F. SQUARE FEET
 C1 CURVE NUMBER | L1 LINE SEGMENT NUMBER | R1 RADIAL BEARING NUMBER | (R) RADIAL BEARING | ◇ PRIVATE STREET UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED TO BE PRIMARILY MAINTAINED BY HOMEOWNERS' ASSOCIATION | ◇ 80' WIDE PEDESTRIAN ACCESS | ◇ EASEMENT DRAINAGE FACILITY, STREET LIGHT AND TRAFFIC CONTROL MONUMENTS TO BE MAINTAINED BY CITY OF LAS VEGAS PER THIS PLAT |

RECEIVED
JUN 03 2015
City of Planning
City of Las Vegas



FINAL MAP OF

THE UNIVERSITY OF CHICAGO



CURVE	DELTA RADIUS	LENGTH TANGENT
C1	10725.30	95.25
C2	26746.34	20.00
C3	67440.09	20.00
C4	90705.31	20.00
C5	107005.31	486.50
C6	89524.29	20.00
C7	10725.30	498.50
C8	10712.01	1.70
C9	39732.59	33.65
C10	39732.59	27.89
C11	39011.36	40.50
C12	28746.35	20.00
C13	81722.37	20.00
C14	81722.37	20.00
C15	81722.37	20.00

RADIAL	BEARING
R1	S04°34'16"E
R2	S26°53'23"E
R3	S20°12'20"E
R4	N10°20'18"W
R5	S10°32'19"E
R6	S10°50'57"E
R7	S12°39'16"W
R8	S51°40'53"W
R9	N57°42'37"W
R10	N13°47'02"W
R11	S38°46'45"E
R12	N81°15'34"W

OFFICIAL RECORDS

APN

P

E1

X

PUBLIC DRAINAGE EASEMENT
CREATED FOR THIS PLAT TO BE
PRIVATELY MAINTAINED.

PARTIAL ACCESS EASEMENT
GRANTED TO THIS PLAT TO BE
PRIVATELY MAINTAINED.

330 LAS VEGAS VALLEY WATER
EASEMENT PER BOOK
PAGE 68 OF PLATS.

8. WIDE PEDESTRIAN ACCESS
STREET LIGHT AND TRAFFIC CONTROL
EASEMENT GRANTED TO THE
ADJOINING LOT LINE PLAT
TO BE PRIVATELY MAINTAINED BY
THE HOMEOWNER'S ASSOCIATION.

WIDE PEDESTRIAN ACCESS
STREET LIGHT AND TRAFFIC CONTROL
EASEMENT GRANTED TO THE
ADJOINING LOT LINE PLAT
TO BE PRIVATELY MAINTAINED BY
THE HOMEOWNER'S ASSOCIATION.

FOUND MONUMENTATION AS SHOWN
AND DESCRIBED

SET 5/8" REBAR AND 2" ALUMINUM
CAP STAMPED C.C. MATSUOKA PLS
MONUMENTS SET TOP OF CURB
SUBDIVISION BOUNDARY LINE

LOT LINE

STREET CENTERLINE

ADJOINING LOT LINE

SIXTEENTH QUARTER SECTION LINE

MATCH LINE

LOT NUMBER

COMMON ELEMENT
SQUARE FEET

CURVE NUMBER

LINE SEGMENT NUMBER

RADIAL BEARING NUMBER

●

●

1

C.E.

S.F.

C1

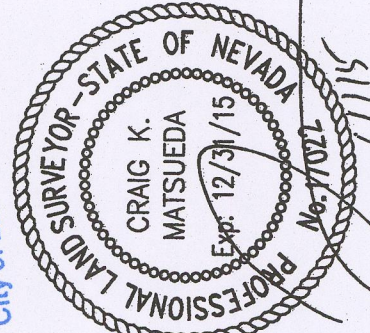
L1

R1

FOUND 2" ALUMINUM CAP
IN DIRT, STAMPED
"BK JEFFERSON PLS 8421"
2940 min lot size

2940 min lot size

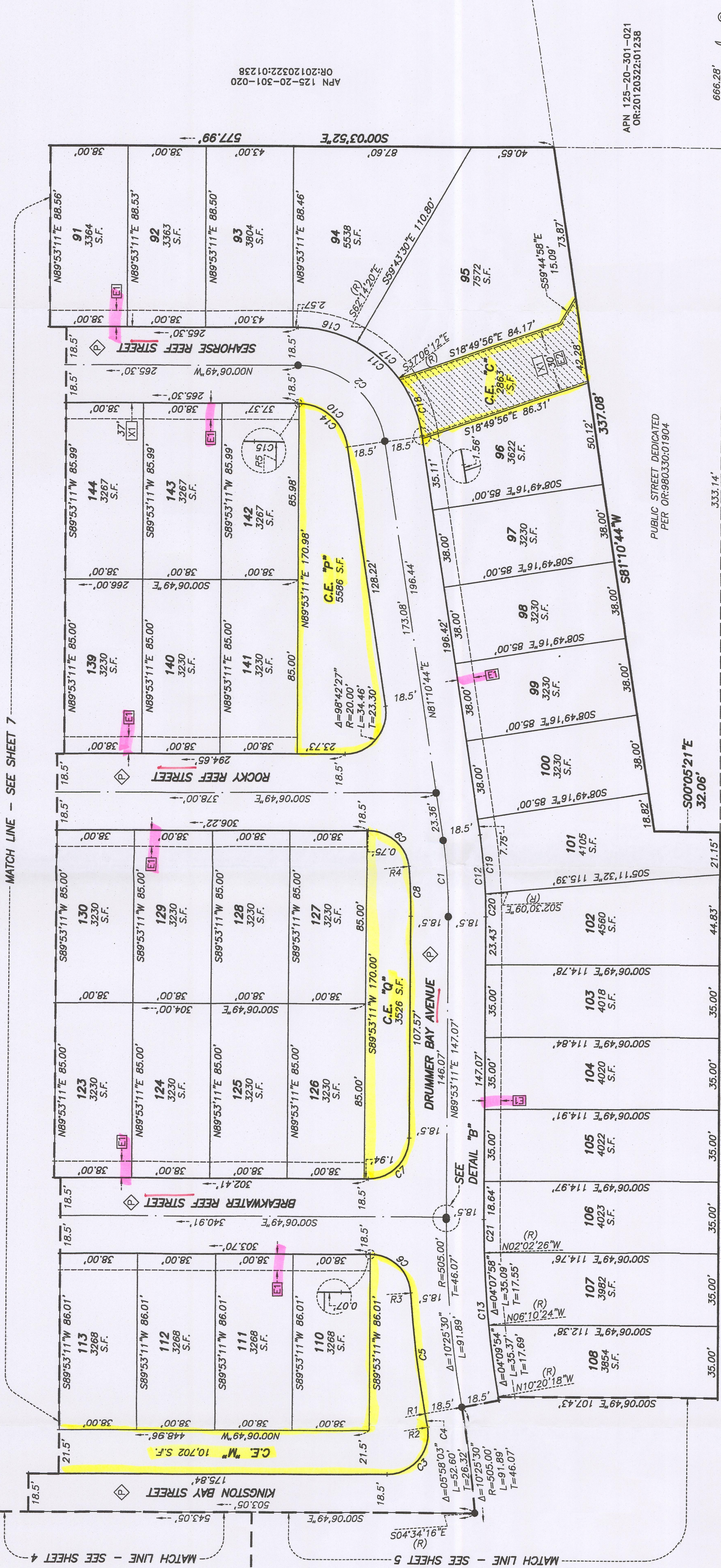
RECEIVED
JUN 03 2015
Dept of Planning



SHG-13012

FINAL MAP OF
DEER SPRINGS PHASE 2

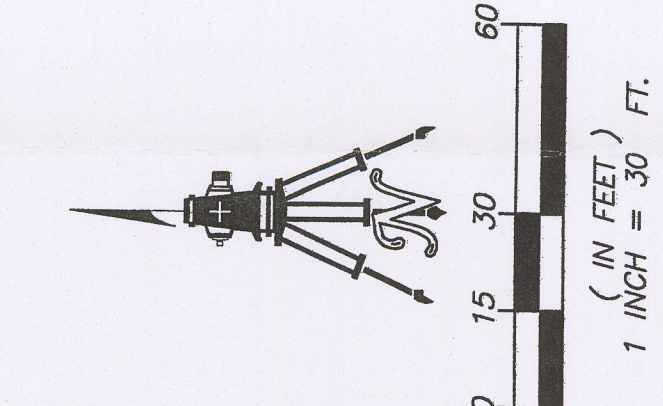
BEING A MERGER AND RESUBDIVISION OF COMMON LOT "B" OF "2ND AMENDED FINAL MAP OF THE ECHELON, PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 145, PAGE 27 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE NEVADA, TOGETHER WITH THAT PORTION OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904.



980330-08-01-15 13.24.26 P:\SH\13012\DWG\MAP\PHASE 2\13012-FL.DWG

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	08°11'12"	43.50'	61.72'	37.34'
C2	81°17'53"	43.50'	61.72'	37.34'
C3	99°35'58"	20.00'	34.76'	23.66'
C4	00°49'52"	486.50'	7.06'	3.53'
C5	05°55'59"	523.50'	59.11'	29.59'
C6	86°02'59"	20.00'	31.42'	20.00'
C8	06°05'20"	231.50'	24.60'	12.31'
C9	83°54'40"	20.00'	29.29'	17.99'
C10	81°17'53"	25.00'	35.47'	21.46'
C11	07°17'53"	486.50'	7.06'	3.53'
C12	09°42'27"	266.50'	40.81'	20.44'
C13	10°25'30"	486.50'	88.52'	44.38'
C14	79°51'12"	25.00'	34.84'	20.92'
C15	07°26'27"	25.00'	6.63'	0.31'
C16	07°26'27"	25.00'	6.63'	0.31'
C17	25°08'08"	62.00'	21.20'	13.82'
C18	28°16'56"	62.00'	30.60'	15.82'
C19	06°19'07"	266.50'	29.61'	14.82'
C20	02°23'20"	266.50'	11.19'	5.60'
C21	01°55'37"	466.50'	16.36'	8.16'

RADIAL BEARINGS
R1 S08°42'27"E
R2 S04°04'10"E
R3 S08°42'27"E
R4 S08°42'27"E
R5 S88°40'28"E



- LEGEND
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - SET 5/8" REBAR AND 2" ALUMINUM CAP STAMPED "C. MATSUEDA, PLS MONUMENTS SET AT TOP OF CURB
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - STREET CENTERLINE
 - ADJOINING LOT LINE
 - EASEMENT LINE
 - SIXTEENTH QUARTER SECTION LINE
 - MATCH LINE
 - LOT NUMBER
 - C.E. COMMON ELEMENT
 - S.F. SQUARE FEET
 - C1 CURVE NUMBER
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- R1 RADIAL BEARING
 - (R) OFFICIAL RECORDS
 - OR: APN ASSESSOR'S PARCEL NUMBER
 - PRIVATE STREET UTILITY EASEMENT, PUBLIC STREET EASEMENT, PUBLIC DRAINAGE EASEMENT, EASEMENT RIGHTS ARE TO BE PRIVATELY MAINTAINED
 - PUBLIC STREET EASEMENT PER 06-20140726-0427
 - 9.7' WIDE PEDESTRIAN ACCESS EASEMENT PER 06-20140726-0427
 - STREET LIGHT AND TRAFFIC CONTROL EASEMENT PER 06-20140726-0427
 - ALL EASEMENTS GRANTED TO THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - PUBLIC DRAINAGE EASEMENT PER 06-20140726-0427
 - PRIVATE STREET EASEMENT PER 06-20140726-0427
 - HOMEOWNER'S ASSOCIATION.

FOUND 2" ALUMINUM CAP IN CONCRETE PLS 8421 2003"

FOUND 2" ALUMINUM CAP IN CONCRETE PLS 8421 2003"

SHG-13012

FINAL MAP OF

A COMMON INTEREST COMMUNITY

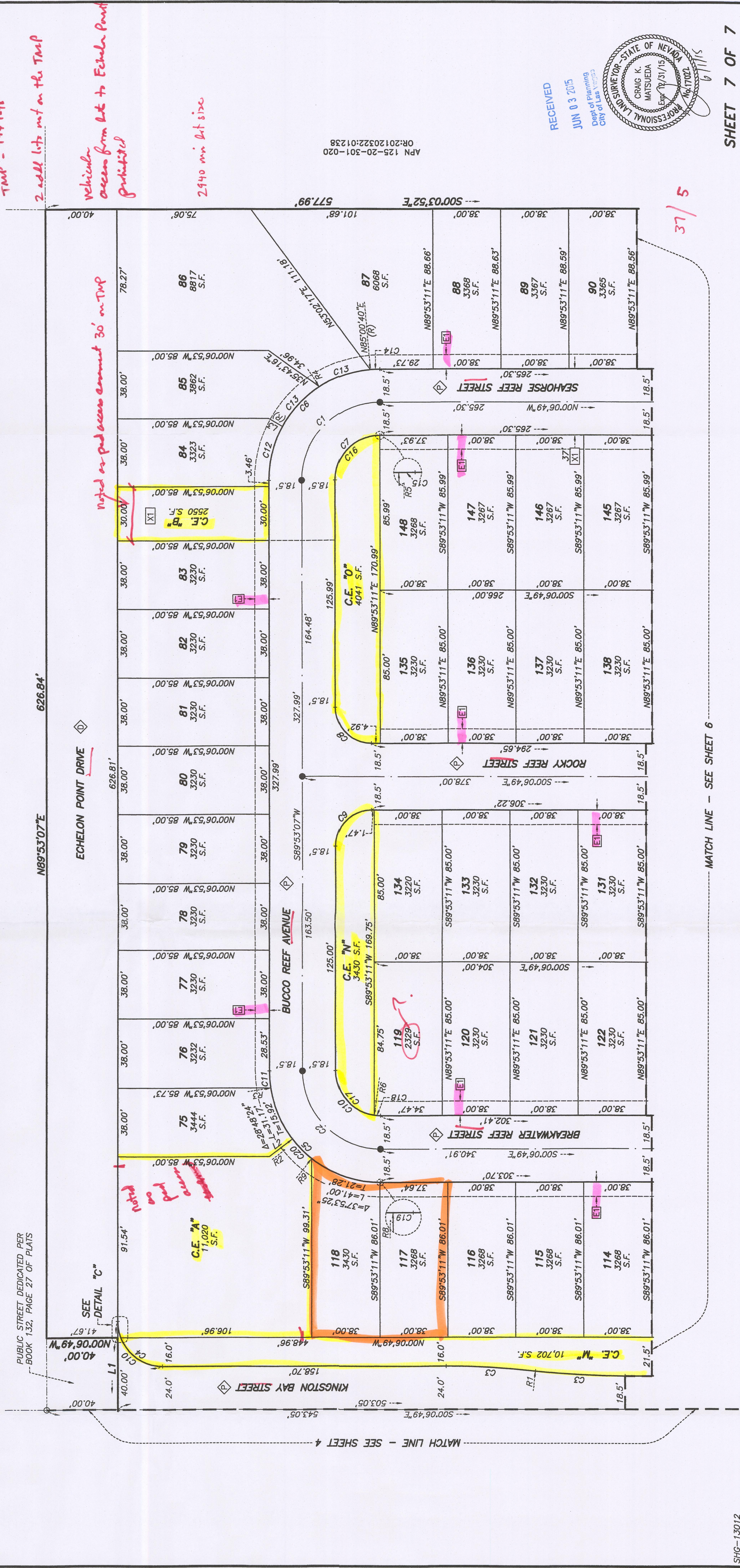
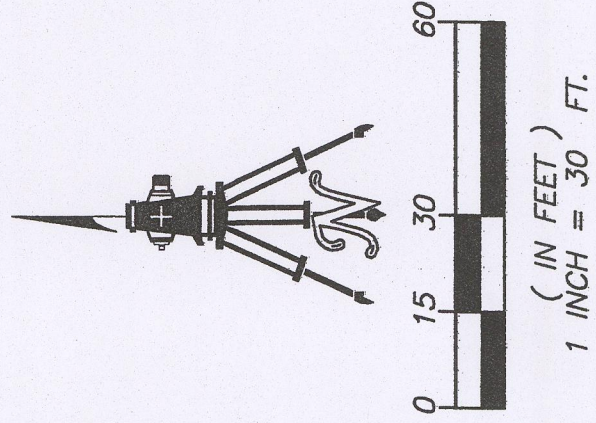
BEING A MERGER AND RESUBDIVISION OF COMMON LOT "B" OF "2ND AMENDED FINAL MAP OF THE ECHELON, PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 145, PAGE 27 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE NEVADA, TOGETHER WITH THAT PORTION OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 9803330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90/0/0/4	43.50	66.33	43.50
C2	89/52/56	43.50	66.33	43.50
C3	89/52/56	43.50	66.33	43.50
C4	89/52/56	43.50	66.33	43.50
C5	89/52/56	43.50	66.33	43.50
C6	89/52/56	43.50	66.33	43.50
C7	90/0/0/4	62.00	97.39	62.00
C8	90/0/0/4	25.00	39.27	25.00
C9	89/52/56	20.00	31.42	20.00
C10	89/52/56	25.00	39.27	25.00
C11	08/47/20	62.00	9.51	4.76
C12	29/0/2/2	62.00	31.51	16.11
C13	29/0/0/6	62.00	30.50	15.46
C14	29/0/0/6	62.00	30.50	15.46
C15	00/10/12	25.00	0.07	0.04
C16	89/49/42	25.00	39.20	24.93
C17	81/52/19	25.00	35.72	21.69
C18	08/0/7/37	25.00	3.55	1.78
C19	08/0/7/37	25.00	3.55	1.78
C20	14/10/33	62.00	15.35	7.71
C21	21/02/52	25.00	9.21	4.66

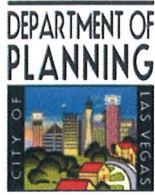
RADIAL	BEARING
R1	S83°49'05"E
R2	N37°42'37"W
R3	N08°54'13"W
R4	N57°00'35"E
R5	N89°42'59"E
R6	N81°59'12"W
R7	N21°12'50"W
R8	N89°46'36"W
R9	N51°53'11"W

LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'
L2	N36°57'37"W	16.09'
L3	N29°00'29"E	8.97'
L4	N89°53'07"E	9.00'

O	LOCATION OF MONUMENT TO BE SET PER BOOK 148, PAGE 45 OF PLATS	L1	LINE SEGMENT NUMBER
●	SET 5.67" BEAR AND 2" ALUMINUM CAP STAMPED C. MATSUEDA, PLS 17022-37 WITH REFERENCE MONUMENTS SET IN TOP OF CURB	R1	RADIAL BEARING NUMBER
	SUBDIVISION BOUNDARY LINE	OR:	OFFICIAL RECORDS
	LOT LINE	APN	ASSESSOR'S PARCEL NUMBER
	STREET CENTERLINE	◇	PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER THIS PLAT
	ADJOINING LOT LINE	◇	PRIVATE STREET UTILITY EASEMENT, PUBLIC SEWER EASEMENT, PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED
	EASEMENT LINE	X1	PUBLIC SEWER EASEMENT PER OR-201472903427
	MATCH LINE	E1	8.0' WIDE PEDISTALWAY ACCESS; EASEMENT DRAINAGE FACILITY, STREET LIGHT AND TRAFFIC CONTROL DEVICES EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT TO BE PRIVATELY MAINTAINED FOR THE HOMEOWNERS ASSOCIATION.
	LOT NUMBER		
1	C.E.		
	SQUARE FEET		
	CURVE NUMBER		
	C1		



RECEIVED
JUN 03 2015
Dept of Planning
City of Las Vegas



MINOR REVIEW

DEER SPRINGS TENTATIVE MAP (TMP-49542) [PRJ-49374]

Date: 09/22/15
APN(s): 125-20-315-001 through 082; 125-20-301-015; 125-20-302-001
Reviewer: Steve Swanton, Senior Planner

Reason for Revision: Revise the approved 194-lot tentative map to combine Lots 44 and 45 into one common lot and split Common Element 'K' to allow for two additional residential lots

Additional Info: On 04/09/2015, Department of Planning staff approved a Minor Site Development Plan Review (SDR-58430) for a proposed community swimming pool and restroom facility on Lots 44 and 45 as shown on the approved tentative map (TMP-49542, approved 12/10/13). The intention was to eventually combine these lots into one common lot (Common Element 'C') through a mapping action of Phase 1, which already has recorded (01/14/15). The two residential lots would then be added into Phase 2 through a separate mapping action that would reduce the size of a planned common lot (Common Element 'K'). See attached revised tentative map (PRJ49374_AMD1_TM001), site plan and SDR-58430 approval letter with condition requiring remapping.

Findings: Staff is administratively approving the requested changes to the approved tentative map, as the number of lots overall will remain at 194, the two residential lots are essentially shifting from one map phase to another, and there will not be any changes to the street configuration.

Conditions:

1. Conformance to the submitted tentative map (PRJ49374_AMD1_TM001 and TM002) date stamped 09/23/15.
2. Conformance to the approved conditions of approval for SDR-58430.
3. Conformance to the approved conditions of approval for TMP-49542, except as amended herein.



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 9, 2015

Ms. Barbara Bross
DR Horton Inc.
1081 Whitney Ranch, Ste. 140
Henderson, Nevada 89104

**RE: SDR-58430 [PRJ-58110] - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - APRIL 2015**

Dear Applicant:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-48852) FOR THE PROPOSED DEVELOPMENT OF A COMMUNITY SWIMMING POOL AND RE-ORIENTATION OF LOT LINES TO CONSOLIDATE LOT 44 AND 45 AND COMMON ELEMENT "C" INTO ONE COMMON ELEMENT LOT on 0.15 acres at 6753 Byron Bay Court and 6752 Sharks Bay Court (APNs 125-20-315-044 and -045), TC (Town Center) Zone, Ward 6 (Ross) [PRJ-58110], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-48852) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the building elevations date stamped, site plan, landscape plan, date stamped 03/19/15, except as amended by conditions herein.
4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to any plan set submitted for building permit.

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

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS



AWARD



7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
10. Site development to comply with all applicable conditions of approval for SDR-58430, TMP-49542, FMP-54151 and all other applicable site-related actions.

This action by the Department of Planning staff on April 9, 2015 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Ms. Chelsea Jensen
Slater Hanifan Group
5740 S. Arville St., Ste. 213
Las Vegas, Nevada 89118





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**

6/9/2015 6:28:57 AM

FIRM: Slater Hanifan Group

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Deer Springs Phase 2

PLANNING No.: FMP-59612

DESCRIPTION: Single Family Residential 185 Lots APNs 125-20-301-006,007,015 and 125-30-314-000

REF NO: 13819

Street Name	Street Type	Disposition
Seahorse Reef		Approved
Bucco Reef		Approved
Rocky Reef		Approved
Sea Grass Bay		Approved
Drummer Bay		Approved
Salt Pond Bay		Approved
Breakwater Reef		Approved
Kingston Bay		Approved



**LAS VEGAS VALLEY
WATER DISTRICT**

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

August 19, 2015

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

**SUBJECT: WILL SERVE: RESIDENTIAL SUBDIVISION MAP WATER COMMITMENT
FMP-59612, DEER SPRINGS PHASE 2, ECHELON POINT DRIVE & CAMPBELL
ROAD, PROJECT NO.: 123762, A.P.N.: 125-20-301-015 & 125-20-302-001**

The Las Vegas Valley Water District (LVVWD) has reviewed the subject subdivision map consisting of 122 single family lots. Our records indicate the project qualifies for a water commitment in accordance with the LVVWD Service Rules. Therefore, domestic and fire protection water service can be provided from the LVVWD's system.

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

This Water Commitment Letter Expires: August 20, 2016.

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

Sincerely,

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

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

DJM/MAD/rrf

cc: Southern Nevada Health District
City of Las Vegas Planning
Slater Hanifan Group
D. R. Horton, Inc.

RECEIVED

SEP 01 2015

**Dept of Planning
City of Las Vegas**

AMS MANAGER



July 2, 2015

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

To Whom It May Concern:

The United States Postal Service has reviewed the Amended Map of Deer Springs Phase 2 (Map #WVR-59921).

We have no objections to the development. The following street names are acceptable:

Oriente Ct.
Galicia Ct.
Altante St.
Cloriso St.
Velasco Ave.
Trident Ave.
Victoriso St.
Reina Ct.
Monarca Ave.
Santa Isabel St.
Neptuno St.
Brillante Ct.

Respectfully,

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

Jade Payne
Address Management, Manager

RECEIVED

JUL 08 2015

Dept of Planning
City of Las Vegas



**LAS VEGAS VALLEY
WATER DISTRICT**

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

June 17, 2015

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

SUBJECT: WATER AVAILABILITY FOR RESIDENTIAL SUBDIVISION MAP
FMP-59612, DEER SPRINGS PHASE 2
A.P.N. 125-20-302-001, & 125-20-301-015

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

A water commitment may be provided to the subdivision when all requirements of the LVVWD's Service Rules are met. The total projected water usage of the subdivision is 51.6 acre-feet/year.

Please add the following note to the final map:

Maintenance work on facilities located within utility easements granted by this map and owned and/or operated by the Utilities (both franchise and municipal) may include the placement of an asphalt or concrete patch as applicable. No effort will be made to replace or match any decorative surface, landscape feature, or any other improvements disturbed as a result of the maintenance activities of the Utilities or their authorized representatives.

If you have any questions, please contact me at (702) 258-3171.

Sincerely,

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

MAD/clj

cc: Southern Nevada Health District
City of Las Vegas, Planning and Development
Wallace Morris Surveying, Inc.
D. R. Horton, Inc.

RECEIVED

JUN 23 2015

**Dept of Planning
City of Las Vegas**



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: CRAIG MATSUEDA
For: From: ALAN R RIEKKI, PLS - CITY SURVEYOR RWM
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE SWANTON - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
SLATER HANIFAN GROUP
D R HORTON INC

Date: June 23, 2015

RE: **FINAL MAP 59612 - DEER SPRINGS PHASE 2**

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.**

703103 CURRENT PL Status: Denied June 17, 2015

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

Lots 117 and 118 as indicated on Sheet 7 were not included in the approved 194-lot Tentative Map (TMP-49542) for the overall subdivision. At this time, 74 lots have been recorded (on Phase 1), leaving 120 lots on successive maps eligible to be recorded. A new tentative map must be approved that includes the two new lots in order for this final map to substantially conform. In addition, the tentative map shows a pedestrian access easement over Common Element B, but there is no note indicating that a pedestrian access easement will be dedicated in this area. There are other points on the tentative map marked for pedestrian access that are not easements but which coincide with common lots. In light of these issues, Department of Planning staff has administratively DENIED the technical review of the subject final map until such time as the issues are rectified.

In addition to the foregoing, the following comments are also made in conjunction with this map:

1. The Original Final Map mylar shall be in conformance with all applicable conditions of approval for the approved Tentative Map of Deer Springs (TMP-49542) and Site Development Plan Review (SDR-48852).
2. The Final Map shall be revised as required by the Department of Planning prior to the submittal of the original Mylar for signature by the city.
3. The file number "FMP-59612" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
4. Correct the Director of Planning to Thomas A. Perrigo.

5. Remove the word "DATE" from the Director's signature line.
6. Correct the square footage label on Lot 119. It must be larger than 2,940 square feet.
7. On Sheet 3 of 7, revise the suffix of Drummer Bay to "Avenue" and the suffix of Salt Pond Bay to "Street."
8. On Sheet 4 of 7, revise the suffix of Salt Pond Bay to "Street."
9. On Sheet 5 of 7, provide the street suffix for Salt Pond Bay.
10. On Sheets 4 and 7 of 7, provide a note stating that direct vehicular access to Echelon Point Drive from abutting lots through common areas is prohibited.
11. Pursuant to Condition #12 of SDR-48852, submit a technical landscape plan for this subdivision for review by the City. Provide proof of submittal by the time of the map mylar review.

Please note that pursuant to Subchapter 8(C) of the City of Las Vegas Street Naming and Address Assignment Regulations, 2009 Edition, two 24" x 36" bond copies and one 8.5" x 11" reduced copy of the recorded mylar must be submitted back to the City of Las Vegas for archival purposes.

703104 DEVCO Status: Conditional Approval June 22, 2015

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

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

CONDITIONS OF APPROVAL:

1. Petition of Vacation VAC-48854 shall record prior to the recordation of this Final Map.
2. Note "E1" in the legend shall be labeled as a "Private Pedestrian Easement" and cannot be granted to the City of Las Vegas. Street lights and Traffic control on private streets must be the responsibility of the Homeowner's Association.
3. On sheet 5, grant a "Private Sewer Easement for the Sole Benefit of Common Lot 'A' Book 145, Page 27 of Plats to be Privately Maintained" over Common Element "F."
4. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
5. Site development to comply with all previous conditions of approval for the Deer Springs Tentative Map (TMP-49542) and any applicable conditions of SDR-48852.
6. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and rights-of-way noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

703105 SURVEY Status: Denied June 15, 2015

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

Please revise the Map Header on all sheets, the Title Block, and the Legal description preamble to remove the reference to Common Lot B as it was reverted to acreage per book 145 page 45 of plats.

Please revise the name of the City Engineer.

Please revise the name of the Acting Director Of Planning.

Correct the square footage for Lot 166 on Sheet 5 and Lot 119 on Sheet 7.

Please add a square footage for the area being dedicated to the City Of Las Vegas for Echelon Point Drive on Sheet 7.

End of Comments.

AMS MANAGER



June 10, 2015

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

To Whom It May Concern:

The United States Postal Service has reviewed the Final Map of Deer Springs, Phase 2 (Map # FMP-59612).

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

Drummer Bay St.
Breakwater Reef St.
Rocky Reef St.
Seahorse Reef St.
Bucco Reef Ave.
Kingston Bay St.
Salt Pond Bay Ct.
Sea Grass Bay Ct

Respectfully,

A handwritten signature in black ink, appearing to read "Jade Payne", written in a cursive style.

Jade Payne
Address Management, Manager

RECEIVED

JUN 11 2015

Dept of Planning
City of Las Vegas

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

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *DEPARTMENT OF PLANNING*

FMP-59612

HAND DELIVERED

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

SENT VIA COURIER OR INTER-OFFICE MAIL

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

SENT VIA COURIER "U.S." MAIL

SOUTHERN NEVADA HEALTH DISTRICT	WALTER ROSS
LAS VEGAS VALLEY WATER DISTRICT	CHERYL JAMES
UNITED STATES POSTAL SERVICE	TAMMY FORGET

*** 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**

6/8/15

FMP-59612 - DEER SPRINGS PHASE 2 - APPLICANT/OWNER: D.R. HORTON, INC. -
For possible action on a request for Final Map Technical Review FOR A 122-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.28 acres on the south side of Echelon Pointe Drive, approximately 935 feet west of Durango Drive (APNs 125-20-301-015 and 125-20-302-001), T-C (Town Center) Zone, Ward 6 (Ross).

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



ADMINISTRATIVE

Comments Due: JUNE 18, 2015

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

LIST COMMENTS BELOW:

City of Las Vegas495 S Main St
Las Vegas, NV 89101**FMP Application****Report Date** 06/04/2015 02:49 PM**Submitted By**

Page 1

A/P # 59612 **FINAL MAP****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	06/03/2015 12:25	982786	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

FMP-59612 - DEER SPRINGS PHASE 2 - APPLICANT/OWNER: D R HORTON, INC. - For possible action on a request for Final Map Technical Review FOR A 122-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.28 acres on the south side of Echelon Pointe Drive, approximately 935 feet west of Durango Drive (APNs 125-20-301-015 and 125-20-302-001), T-C (Town Center) Zone, Ward 6 (Ross).

Parent A/P # 49542**Project #** 59612**Project/Phase Name** DEER SPRINGS PHASE 2**Phase #****Size/Area** 16.28 ACRES**Size Description****Subdivision Code****Proposed Start****Proposed Stop****% Completed** 0.00**% Complete Formula****Property/Site Information****Parcel** 12520302001**Location****Owner/Tenant****Contact ID** AC3061186**Name** D R HORTON INC**Mailing Address** 1081 WHITNEY RANCH #121**Organization****City** HENDERSON**State/Province** NV**ZIP/PC** 89014**Country****Day Phone****Evening Phone****Fax****Mobile #**☐ Foreign**A/P Linked Addresses**

No Addresses are linked to this Application

Linked Addresses9053 ECHELON POINT DR
LAS VEGAS, 89149-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels12520301015
12520302001

City of Las Vegas495 S Main St
Las Vegas, NV 89101**FMP Application****Report Date** 06/04/2015 02:49 PM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC3061186 ☐ Foreign
Effective		Expire			
Name	D R HORTON INC				
Day Phone		Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	1081 WHITNEY RANCH #121 HENDERSON, NV 89014				
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
-----------	---------------	--------	-------------	-----------------	----------------------

There are no items in this list

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC2005094 ☐ Foreign
Effective		Expire					
Name	SLATER HANIFAN GROUP						
Day Phone	(702)284-5300 x			Eve Phone		Organization	
Pager				PIN #		Position	
Fax	(702)284-5399			Mobile		Profession	
E-Mail							
Address	5740 S ARVILLE ST #216 LAS VEGAS, NV 89018						
Seasonal Addr							
Valid From		To					
Comments	Chelsea Jensen						

Report Date 06/04/2015 02:49 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	06/03/2015 12:48	750.00
	Total Unpaid	0.00	Total Paid 750.00

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP) Modified By DDONLEY Modified Date/Time 06/03/2015 12:23
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
- Y Business License Exempt

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

FMP Application

Report Date 06/04/2015 02:49 PM

Submitted By

Page 4

FINAL MAP

Technical Review Process

Mylar Process

122 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

17 # of Common Element Lots

0 # of Common Element Lots

06/03/2015 Blueline Submitted

Mylar Submitted

06/04/2015 Blueline Accepted for Processing

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map^{NEW}

N Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required? Recordation Information

CLV Drawing #

Date

At 00:00

Subdivision Code (Book and Page)

Legal Subdivision Name

DEER SPRINGS PHASE 2

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

982110

SWANTON

STEPHEN

L

Planning x4714

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 06/03/2015 12:49
DARREN YOUNG, SLATER HANIFAN, 702.284.5300; D R HORTON INC CK 63209, \$750.00.

0.00



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Final Map
 Project Address (Location) Echelon / Fort Apache
 Project Name Deer Springs Phase 2 Proposed Use _____
 Assessor's Parcel #(s) 125-20-302-001 & 125-20-301-015 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units 120 Density _____
 Additional Information _____

RECEIVED
 JUN 03 2015
 Dept of Planning
 City of Las Vegas

PROPERTY OWNER DR Horton, Inc. Contact Brad Burns
 Address 1081 Whitney Ranch Dr., Suite 141 Phone: (702) 635-3650 Fax: _____
 City Henderson State Nevada Zip 89014
 E-mail Address bburns@drhorton.com

APPLICANT DR Horton, Inc. Contact Brad Burns
 Address 1081 Whitney Ranch Dr., Suite 141 Phone: (702) 635-3650 Fax: _____
 City Henderson State Nevada Zip 89014
 E-mail Address bburns@drhorton.com

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

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 Karen B. Wilford

Subscribed and sworn before me

This 6th day of May, 20 15

Barbara A. Bros

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>FMP-59612</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>6-3-15</u>
Received By:	<u>[Signature]</u>

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

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **FMP-59612** APN: 125-20-302-001 & 125-20-301-015

Name of Property Owner: DR Horton, Inc.

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan Group

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

Print Name: Karen B. Wilford

Subscribed and sworn before me

This 6th day of May, 2015

Barbara A. Bross

Notary Public in and for said County and State



RECEIVED
JUN 03 2015
Dept of Planning
City of Las Vegas

CERTIFICATE OF ASSISTANT SECRETARY

The undersigned hereby certifies as follows:

1. He is a duly elected, qualified and acting Assistant Secretary of D.R. Horton, Inc., a Delaware corporation (*the "Company"*), is familiar with the facts herein certified and is duly authorized to certify the same.

2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated March 30, 2015 (*the "Resolutions"*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

Authority of Vice President and Division Chief Financial Officer

WHEREAS, effective April 1, 2013, Karen Wilford was duly elected to the office of Vice President of the Company in the Company's Las Vegas Division; and

WHEREAS, it is now desirable to expand Karen Wilford's authority to include the execution of development related documents, land contracts and closing documents as set forth in the resolutions below.

NOW, THEREFORE, BE IT RESOLVED, that Karen Wilford shall continue to hold the office of Vice President of the Company (*the "Vice President"*) in the Company's Las Vegas Division (*the "Division"*), to serve until the next annual meeting of directors of the Company and until her successor is duly elected and qualified or until her earlier death, resignation or removal.

RESOLVED FURTHER, that the Vice President is hereby authorized on behalf of (i) the Company, (ii) any partnership of which the Company is a general partner, manager or agent, and (iii) any limited liability company of which the Company is a member, manager or agent (*collectively, the "Entities"*), to sign, modify and terminate, from time to time as she deems it to be in the best interest of the Entities, various general office management arrangements for the Division, including, but not limited to, copier, facsimile and other equipment leases (not including office space or trailer leases), security service agreements and other similar or equivalent agreements or documents for the Division relating to the business of the Entities.

RESOLVED FURTHER, that the Vice President is hereby authorized, in the Division and in the name and on behalf of the Entities, to execute and deliver any and all documents and instruments, including without limitation home sales contracts, general or special warranty deeds, bills of sale, lien waivers, owner's affidavits, settlement statements and other conveyance documents and closing statements, necessary to contract for or close the sale of any one or more single-family residences on behalf of the Entities.

RECEIVED
JUN 03 2015
Dept of Planning
City of Las Vegas

RESOLVED FURTHER, that the Vice President is hereby authorized on behalf of the Entities to sign, modify and terminate, from time to time as she deems it to be in the best interest of the Entities, homeowner association documents, CC&Rs, subdivision agreements, utility agreements, condominium plans, all agency applications relating to development, construction contracts, purchase orders, consultant agreements, final maps, permits, engineering agreements and other similar or equivalent agreements or documents for the Division relating to the business of the Entities.

RESOLVED FURTHER, that the Vice President is hereby authorized on behalf of the Entities to sign, modify and terminate, from time to time as she deems it to be in the best interest of the Entities, various agreements and documents for the Division including, but not limited to, conditions, subcontract agreements, general contract agreements, bonds, affordable housing agreements, building permits, improvement/development agreements and other similar or equivalent agreements or documents for the Division relating to the business of the Entities.

RESOLVED FURTHER, that in the absence of the Division President of the Division, the Vice President is hereby authorized and empowered, in the Division and in the name and on behalf of the Entities, and subject to written approval by any one of the following officers of the Company: (a) Chairman of the Board, (b) President, (c) Senior Executive Vice President, (d) Executive Vice President or (e) the Region President of the Division (*the "Approving Officers"*), to execute and deliver (i) contracts, agreements and other documents and instruments (other than promissory notes) for the purchase of real property, and any improvements or appurtenances constructed thereon or affixed thereto, or any interest therein, including without limitation any right-of-way, easement, leasehold or other tangible or intangible property, right or interest, and any personal property relating or incident thereto, and (ii) agreements, deeds, conveyances or other obligations of the Entities, closing statements and other documents and instruments for the sale of improved or unimproved real property, or any interest or right therein, owned, leased or otherwise controlled by the Entities and such other agreements, instruments or documents as the Approving Officers shall direct.

RESOLVED FURTHER, that effective as of the date hereof, the authority hereby granted to the Vice President supersedes authority previously granted by Written Consent of Executive Committee of the Board of Directors to the Vice President.

IN WITNESS WHEREOF, the undersigned has set his hand on the 8th day of April, 2015.


Thomas B. Montano
Assistant Secretary



DEPARTMENT OF PLANNING

FINAL MAP TECHNICAL REVIEW SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Final Map Technical Review is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Final Map Technical Review application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Final Map Technical Review.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible

FEES: \$750

FINAL MAP CHECKLIST: All items on the Checklist must be addressed on the Final Map.

FINAL MAP: (16 folded/1 rolled) Please refer to the Final Map Checklist for additional requirements.

CIVIL IMPROVEMENT PLAN SUBMITTAL: Confirmation in the form of a copy of the memo indicating that the first review of the Civil Improvement Plans has been completed by the Land Development Services section of Public Works.

RECEIVED
JUN 03 2013
Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

FINAL MAP APPLICATION CHECKLIST

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

A. Final Map Contents

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

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.



CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 5/14/2015

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

To: ENGINEER FIRM: **SLATER HANIFAN GROUP**
5740 ARVILLE ST 216
LAS VEGAS, NV 89118-
PHONE NUMBER: (702)284-5300
FAX NUMBER:

From: **SHAUN BOULTON**
City of Las Vegas Land Development

PROJECT INFORMATION:

PROJECT NUMBER: **59218**

PROJECT NAME: **DEER SPRINGS PHASE 2**

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

MAP ID: **125-20-3
G-20-5**

DEVELOPER CO. : **D R HORTON INC**
1081 WHITNEY RANCH DR
HENDERSON , NV 89014-

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1	FLOOD X	REC:5/7/15	RET: 5/11/15	Result: Additional Review Req'd
2	DEVCO X	REC:5/7/15	RET: 5/11/15	Result: Approvable with Condition(s)
3	FIRE ENG	REC:5/7/15	RET: 5/13/15	Result: Approvable
4	CURRENTPLX	REC:5/7/15	RET: 5/14/15	Result: Approvable with Condition(s)
5	SEWERX	REC:5/7/15	RET: 5/14/15	Result: Additional Review Req'd
6	TRAFFICX	REC:5/7/15	RET: 5/14/15	Result: Approvable
7	CIVILBLUEX	REC:5/7/15	RET: 5/14/15	Result: Additional Review Req'd
8	GEOTECHX	REC:5/7/15	RET:	Result: Incomplete

DESCRIPTION OF ITEMS ATTACHED

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

RECEIVED
JUN 03 2015
Dept of Planning
City of Las Vegas

REMARK (S):

Please address all redlines and resubmit revised plans (2 Sets of Bond) 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.
- ☐ _____
- ☐ _____

Inst #: 201302200002442

Fees: \$20.00 N/C Fee: \$25.00

RPTT: \$15759.00 Ex: #

02/20/2013 02:35:10 PM

Receipt #: 1504528

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: MSH Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 125-20-301-006; 125-20-301-007 & 125-20-301-015

Following recording this instrument
should be returned to:

D.R. Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Send Tax Notice to:

D.R. Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LPP MORTGAGE LTD., a Texas limited partnership ("Grantor") does hereby *GRANT, BARGAIN and SELL* to D.R. HORTON, INC., a Delaware corporation ("Grantee"), the real property situated in Clark County, Nevada, which is described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

This Grant, Bargain and Sale Deed (and title to the Property) is expressly made and accepted subject to the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (said exceptions being called the "Permitted Exceptions").

Grantor additionally has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, WITHOUT RECOURSE OR WARRANTY, OF ANY KIND, EITHER EXPRESS OR IMPLIED, all of Grantor's right, title and interest (if any) in and to all and singular all rights and appurtenances to the Property in anywise belonging including, but not limited to, appurtenant easements, adjacent roads, highways and rights-of-way, and any strips and gores adjacent to or lying between the Property and any adjacent real property.

TO HAVE AND TO HOLD the Property, together with all singular the rights and appurtenances thereof to the Grantee, its successors and/or assigns, subject to the Permitted Exceptions; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

THE PROPERTY IS HEREBY SOLD AND CONVEYED "AS IS, WHERE IS", AND WITHOUT ANY WARRANTIES OF ANY NATURE WHATSOEVER, EXPRESSED OR IMPLIED, BETWEEN GRANTOR AND GRANTEE, EXCEPT FOR THE WARRANTY OF TITLE SET FORTH HEREIN, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO NEGATE AND EXCLUDE ALL WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES WHATSOEVER.

[Signatures on following page]

RECEIVED

JUN 03 2015

Dept of Planning
City of Las Vegas

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 15th day of February, 2013.

LPP MORTGAGE LTD.,
a Texas limited partnership

By: Property Acceptance Corp.,
its general partner

By: *Michael D. Wyant*
Name: Michael D. Wyant
Title: Its Authorized Signatory

MICHAEL D. WYANT
AUTHORIZED SIGNATORY

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Michael D. Wyant, the Authorized Signatory of Property Acceptance Corp., the general partner of LPP MORTGAGE LTD., a Texas limited partnership, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of LPP MORTGAGE LTD., a Texas limited partnership.

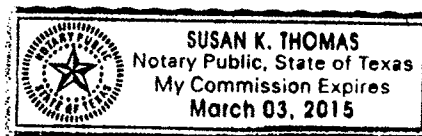
Susan K. Thomas
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires:
March 3, 2015

Susan K. Thomas
(Printed Name of Notary)

Purchasers' Address:

D.R. HORTON, INC.
330 CAROUSEL PARKWAY
HENDERSON, NEVADA 89014



SUSAN K. THOMAS
EXPIRES: 3/3/15

Escrow No.: 12-12-0743-KR

EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL I:

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL II:

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL III:

THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 AS DOCUMENT NO. 01904, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2013 and subsequent years which are not yet due and payable.
2. Reservations and Easements in the patent from the United States of America, recorded November 19, 1963, in Book 493 as Document No. 397096, in the Official Records of Clark County, Nevada.
3. Reservations and Easements in the patent from the United States of America, recorded February 1, 1974, in Book 399 as Document No. 358034, in the Official Records of Clark County, Nevada.
4. Reservations and Easements in the patent from the United States of America, recorded April 30, 2002, in Book 20020430 as Document No. 02449, in the Official Records of Clark County, Nevada.
5. Terms and conditions of Deed to the County of Clark, recorded March 30, 1998, in Book 980330 as Document No. 01904, in the Official Records of Clark County, Nevada.
6. Terms, covenants, conditions, provisions and easements in Declaration of Utilization Bureau of Land Management Rights-of-Way, recorded September 18, 2003, in Book 20030918 as Document No. 02206, in the Official Records of Clark County, Nevada.
7. Order of Relinquishment of Interest recorded May 26, 2004 in Book 20040526 as Document No. 0002152, in the Official Records of Clark County, Nevada.
8. Right of Entry recorded August 25, 2006, in Book 20060825 as Document No. 0002941, in the Official Records of Clark County, Nevada.
9. The rights of the public, if any, for ingress and egress over that portion of Campbell Rd & Deer Springs Way, not dedicated, lying within the property described herein.
10. Water rights, claims or title to water, whether or not shown by the public records.

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 125-20-301-006
b) 125-20-301-007
c) 125-20-301-015
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/Sales Price of Property

\$3,090,000.00

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

c. Transfer Tax Value:

\$3,090,000.00

d. Real Property Transfer Tax Due

\$ 15,759.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature: Michael D. Wyant Capacity: GRANTOR/SELLER

**Michael D. Wyant
Its Authorized Signatory**

Signature: _____ Capacity: GRANTEE/BUYER

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: LPP Mortgage LTD., a Texas
limited partnership
Address: 7195 Dallas Parkway
City: Plano
State: Texas Zip: 75024

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: D.R. Horton, Inc, a Delaware
corporation
Address: 330 Carousel Parkway
City: Henderson
State: Nevada Zip: 89014

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

Print Name: Nevada Title Company Esc. #: 12-12-0743-KR
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

APN: 125-20-302-001
NCS - 591897
Recording Requested by:
First American Title

Inst #: 20140530-0004584
Fees: \$19.00 N/C Fee: \$25.00
RPTT: \$13833.75 Ex: #
05/30/2014 03:16:33 PM
Receipt #: 2041804
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: RNS Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

Send Tax Statements to:

D.R. Horton, Inc.
330 Carousel Parkway
Henderson, NV 89014

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made effective as of the 29 day of May, 2014, between RES-NV TVL, LLC, a Florida limited liability company ("Grantor"), whose address is c/o Rialto Capital Advisors, LLC, 700 NW 107th Avenue, Suite 200, Miami FL 33172, in favor of D.R. HORTON, INC., a Delaware corporation ("Grantee"):

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Clark, State of Nevada, and more particularly described on the attached Exhibit A (the "Property").

Subject however, to:

- (a) Real property taxes and assessments for the current fiscal year and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

RECEIVED
JUN 03 2015
City of Las Vegas

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

RES-NV TVL, LLC,
a Florida limited liability company

By: Multibank 2009-1 RES-ADC Venture LLC, a
Delaware limited liability company, its sole
member

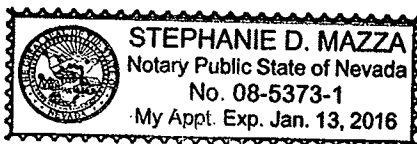
By: RL RES 2009-1 Investments, LLC, a
Delaware limited liability company, its
manager

By: Rialto Capital Advisors, LLC, a
Delaware limited liability company,
its attorney in fact

By: _____
Name: Anthony Serjes
Title: Vice President

Nevada
STATE OF FLORIDA)
Clark) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23rd day of May, 2014 by Anthony Serjes as authorized signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, as attorney in fact of RL RES 2009-1 Investments, LLC, a Delaware limited liability company, as manager of Multibank 2009-1 ES-ADC Venture, LLC, a Delaware limited liability company, as the sole member of **RES-NV TVL, LLC**, a Florida limited liability company, on behalf of the company. He ✓ is personally known to me or has produced a driver's license as identification.



Stephanie Mazza
Notary Public
Print Name: Stephanie Mazza
Serial No. (if any): 08-5373-1

EXHIBIT A

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTER LINE OF CAMPBELL ROAD AND THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE ALONG THE MONUMENT LINE OF CAMPBELL ROAD, S 00°11'49" E, 661.59 FEET TO THE MONUMENT LINE OF ECHELON POINT DRIVE; THENCE LEAVING SAID MONUMENT LINE OF CAMPBELL ROAD, ALONG THE EXTENDED MONUMENT LINE OF SAID ECHELON POINT DRIVE, N 89°48'15" E, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EXTENDED MONUMENT LINE OF SAID ECHELON POINT DRIVE, N 89°48'15" E, 293.43 FEET; THENCE DEPARTING SAID EXTENDED MONUMENT LINE, S 00°10'23" E, 661.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE, S 89°42'26" W, 999.42 FEET; THENCE LEAVING SAID SOUTH LINE, N 00°15'30" W, 272.09 FEET; THENCE N 90°00'00" E, 343.56 FEET; THENCE N 00°11'45" W, 86.46 FEET; THENCE N 90°00'00" E, 18.73 FEET; THENCE N 00°00'00" E, 109.07 FEET; THENCE N 05°51'01" W, 26.61 FEET; THENCE N 00°11'45" W, 129.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ECHELON POINT DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, N 89°48'15" E, 346.51 FEET; THENCE N 00°11'49" W, 40.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS A REVERSIONARY PLAT OF A PORTION OF THE 2ND AMENDED FINAL MAP OF THE ECHELON, PHASE 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 145 OF PLATS, PAGE 45 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY CHAD W. HUBER, A PROFESSIONAL LAND SURVEYOR.

EXHIBIT A

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 125-20-302-001
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$2,712,400.00
b) Deed in Lieu of Foreclosure Only (value of (\$))
c) Transfer Tax Value: \$2,712,400.00
d) Real Property Transfer Tax Due \$13,833.75

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: RES-NV TVL, LLC

c/o Rialto Capital Advisors, LLC
2490 Paseo Verde Parkway, Suite

Address: 120

City: Henderson

State: NV Zip: 89074

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: D.R. Horton, Inc.

Address: 1081 Whitney Ranch #141

City: Henderson

State: NV Zip: 89014

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-591897-HHLV MS/ad

Address: 2500 Paseo Verde Parkway, #120

City: Henderson

State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

FINAL MAP OF
DEER SPRINGS PHASE 2
A COMMON INTEREST COMMUNITY

BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998
IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904

OWNER'S CERTIFICATE

D.R. HORTON, INC., A DELAWARE CORPORATION

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

DEER SPRINGS PHASE 2

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THIS PLAT AND DOES
HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS (EXCEPT PRIVATE
STREETS) AND OTHER PUBLIC RIGHTS-OF-WAY AND GRANT THE EASEMENTS AS INDICATED AND
OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS, DOES HEREBY GRANT AND
CONVEY TO NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY, CENTRAL
TELEPHONE COMPANY d/b/a CENTURYLINK, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS
LAS VEGAS, INC., AND SOUTHWEST GAS CORPORATION, JOINTLY AND SEVERALLY, AND TO THEIR
RESPECTIVE SUCCESSORS AND ASSIGNS: (I) A THREE FOOT WIDE EASEMENT ABUTTING ALL SIDE
PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS; (II) AN EASEMENT ON
ALL PROPERTY LINES ABUTTING PUBLIC AND PRIVATE STREETS AND COMMON LOTS FOR THE
CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT OF WATER FACILITIES, GAS LINES,
ABOVE GROUND TRANSFORMERS, TELEPHONE EQUIPMENT PADS AND UNDERGROUND DISTRIBUTION
LINES WITH ATTACHED APPURTENANCES, EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN
BUILDING STRUCTURES, WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE
DEFINED BY A LINE RUNNING PARALLEL WITH AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES,
FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET. WHERE SIDEWALK EXISTS, THE
WIDTH OF SAID EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL WITH AND FIVE FEET
DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK; (III) AN
ADDITIONAL TWO FOOT WIDE EASEMENT WITHIN THE PLATTED LANDS AROUND TRANSFORMER PADS,
ELECTRICAL EQUIPMENT PADS AND TELEPHONE EQUIPMENT PADS AND (IV) A PERMANENT EASEMENT
OVER ALL AREAS INDICATED HEREON AS PRIVATE STREETS, PUBLIC UTILITY EASEMENT AND COMMON
LOTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF
GAS LINES, UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE
RIGHT OF INGRESS AND EGRESS THERETO.

FURTHER, THE ABOVE NAMED OWNER DOES HEREBY GRANT AND CONVEY 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. A MINIMUM FIVE FOOT WIDE PEDESTRIAN WALKWAY EASEMENT IS HEREBY GRANTED
OVERLYING ALL SIDEWALKS LOCATED IN COMMON AREAS ABUTTING PUBLIC STREETS, WHERE SUCH
SIDEWALKS ARE NOT LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY, TOGETHER WITH THE RIGHT OF
INGRESS THERETO AND EGRESS THEREFROM THESE EASEMENTS.

BY: Bradley F. Buene 7/13/15
AS: Division President DATE
OF: D.R. HORTON, INC., A DELAWARE CORPORATION

ACKNOWLEDGEMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 13, 2015
BY: Bradley F. Buene
AS: Division President
OF: D.R. HORTON, INC., A DELAWARE CORPORATION

BY: Barbara A. Bros
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 2-24-2018

APPROVALS

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

BY: Sharon McShane 7-24-2015
AS: Sharon McShane DATE
NEVADA POWER COMPANY, A NEVADA CORPORATION d/b/a NV ENERGY

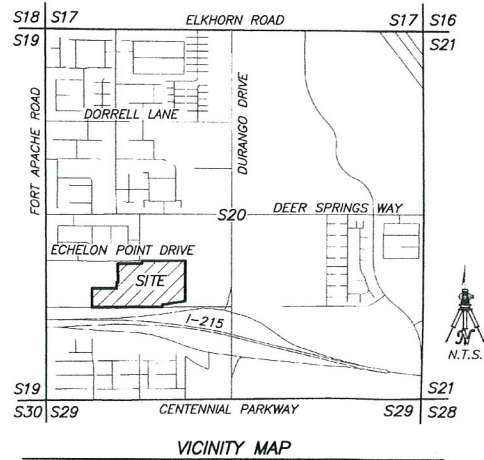
BY: Michael Somers 7/24/15
AS: Michael Somers DATE
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

BY: Pamela Kennedy 7-27-15
AS: Pamela Kennedy DATE
SOUTHWEST GAS CORPORATION

BY: Annecher Khabay 2-24-15
AS: Annecher Khabay DATE
COX COMMUNICATIONS LAS VEGAS, INC.

BY: Michael S. Shar 8/26/15
AS: Michael S. Shar DATE
LAS VEGAS VALLEY WATER DISTRICT

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



SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

I, CRAIG K. MATSUEDA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA,
CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION
AT THE INSTANCE OF D.R. HORTON, INC., A DELAWARE CORPORATION.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON FEBRUARY 12, 2014.
- 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 RECORDED TO
ENSURE THE INSTALLATION OF THE MONUMENTS.

CRAIG K. MATSUEDA
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17022



BASIS OF BEARINGS

SOUTH 89°46'58" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER
(NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60
EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK
111, PAGE 56 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

LAS VEGAS VALLEY WATER DISTRICT NOTE

MAINTENANCE WORK ON FACILITIES LOCATED WITHIN UTILITY EASEMENTS GRANTED BY THIS MAP
AND OWNED AND/OR OPERATED BY THE UTILITIES (BOTH FRANCHISE AND MUNICIPAL) MAY
INCLUDE THE 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 ELEMENTS" OR
"UTILITY EASEMENTS" ARE TO BE PRIVATELY MAINTAINED BY THE OWNER'S ASSOCIATION (OR
PROPERTY OWNER IF NO OWNER'S ASSOCIATION IS TO BE FORMED).

CITY SURVEYOR CERTIFICATE

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

DEER SPRINGS PHASE 2

AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT AND THAT THE MONUMENTS HAVE NOT
BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR

SETTING ON OR BEFORE THE ____ DAY OF _____, 20____.

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

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

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

ON THIS ____ DAY OF _____, 20____.

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

DIVISION OF WATER RESOURCES

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

BY: John G. Gentry, P.E. 8/31/15
FOR THE DIVISION OF WATER RESOURCES DATE

DISTRICT BOARD OF HEALTH CERTIFICATE

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

BY: Daniel J. Rubino, Jr. 8/31/15
FOR THE SOUTHERN NEVADA HEALTH DISTRICT DATE

COUNTY RECORDER'S NOTE

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

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION

FMP-59612

FINAL MAP OF DEER SPRINGS PHASE 2 A COMMON INTEREST COMMUNITY	
BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904	
	WALLACE • MORRIS SURVEYING, INC. LAND SURVEY CONSULTING 5740 SOUTH ARVILLE STREET, #206 LAS VEGAS, NEVADA 89118 PH: 702.212.3967 FX: 702.212.3963
INSTRUMENT NO. _____ OFFICIAL RECORDS BOOK NO. _____ FILED AT THE REQUEST OF WALLACE-MORRIS SURVEYING, INC. DATE _____ AT _____ BOOK _____ PAGE _____ OF PLATS CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER FEE \$ _____ DEPUTY _____	

RECEIVED

SEP 24 2015

BOOK _____, PAGE _____
City of Las Vegas
Department of Planning

FINAL MAP OF
DEER SPRINGS PHASE 2
A COMMON INTEREST COMMUNITY

BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998
IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904

LEGAL DESCRIPTION

ALL OF THE LANDS REVERTED TO ACREAGE AS SHOWN BY MAP THEREOF IN BOOK 145, PAGE 45 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE NEVADA, TOGETHER WITH THAT PORTION OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LANDS REVERTED TO ACREAGE AS SHOWN ON SAID MAP;

THENCE ALONG THE NORTHERLY LINE OF SAID LANDS REVERTED TO ACREAGE, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 89°53'25" EAST, 346.49 FEET;
- 2) THENCE NORTH 00°06'49" WEST, 40.00 FEET;
- 3) THENCE NORTH 89°53'07" EAST, 333.43 FEET TO THE NORTHEAST CORNER OF SAID LANDS REVERTED TO ACREAGE AS SHOWN ON SAID MAP;

THENCE ALONG THE NORTH LINE OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 20, NORTH 89°53'07" EAST, 293.41 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE THE EASTERLY LINE OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 20, SOUTH 00°03'52" EAST, 577.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 215, CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID INTERSTATE 215, SOUTH 81°10'44" WEST, 337.08 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED LANDS REVERTED TO ACREAGE;

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 215 ALONG THE EASTERLY LINE OF SAID LANDS REVERTED TO ACREAGE, SOUTH 00°05'21" EAST, 32.06 FEET TO THE SOUTHEAST CORNER OF SAID LANDS REVERTED TO ACREAGE;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LANDS REVERTED TO ACREAGE, THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 89°46'58" WEST, 333.14 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 20;
- 2) THENCE SOUTH 89°47'54" WEST, 666.25 FEET TO THE SOUTHWEST CORNER OF SAID LANDS REVERTED TO ACREAGE;
- 3) THENCE ALONG THE WESTERLY LINE OF SAID LANDS REVERTED TO ACREAGE, NORTH 00°10'30" WEST, 272.13 FEET;
- 4) THENCE SOUTH 89°54'50" EAST, 343.54 FEET;
- 5) THENCE NORTH 00°06'35" WEST, 86.46 FEET;
- 6) THENCE SOUTH 89°54'50" EAST, 18.73 FEET;
- 7) THENCE NORTH 00°05'10" EAST, 109.07 FEET;
- 8) THENCE NORTH 05°45'51" WEST, 26.61 FEET;
- 9) THENCE NORTH 00°06'35" WEST, 129.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.28 ACRES, MORE OR LESS.

RECEIVED

SEP 24 2015

City of Las Vegas
Department of Planning

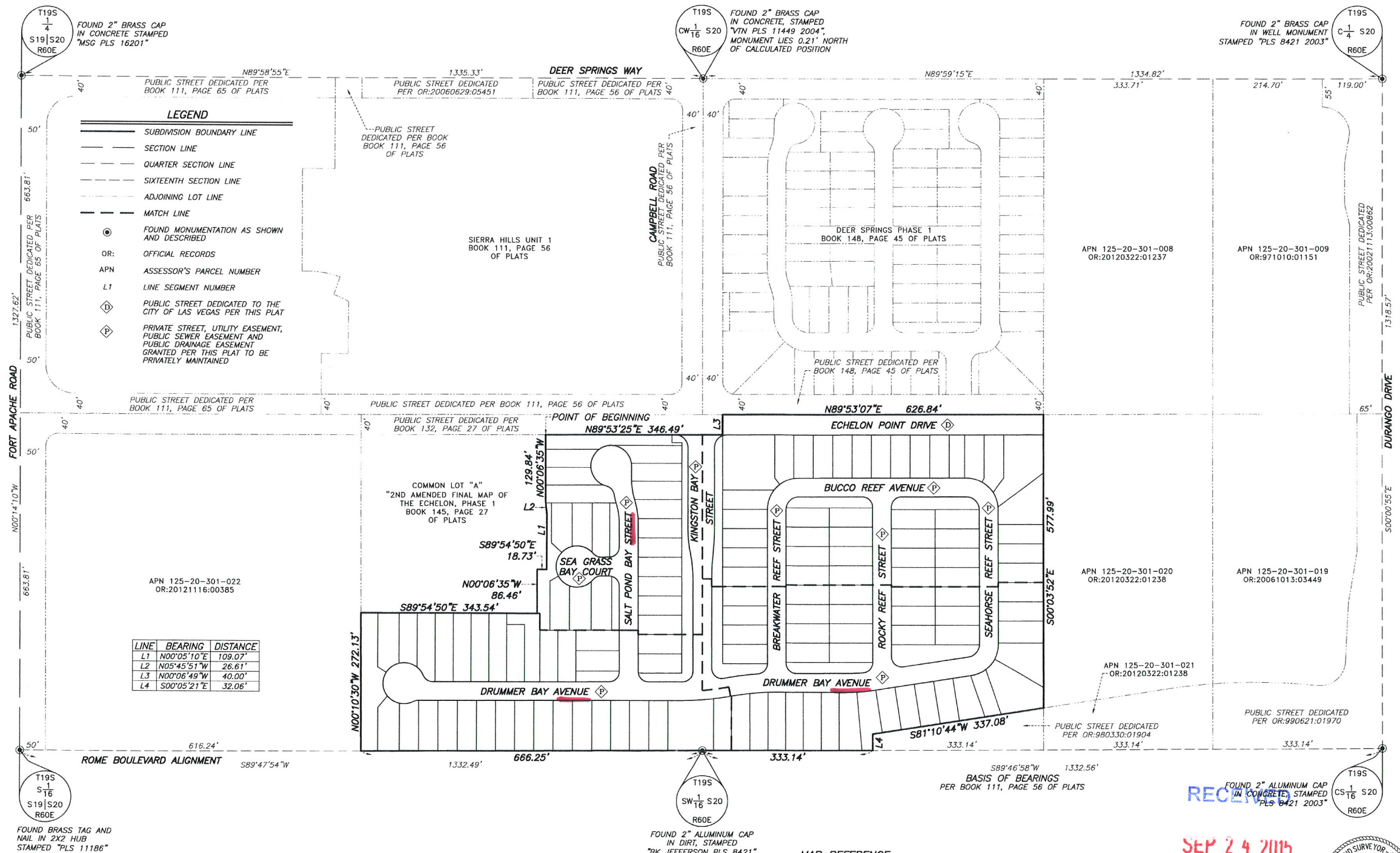


SHEET 2 OF 7

BOOK _____, PAGE _____

FINAL MAP OF
DEER SPRINGS PHASE 2
A COMMON INTEREST COMMUNITY

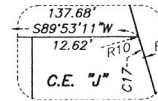
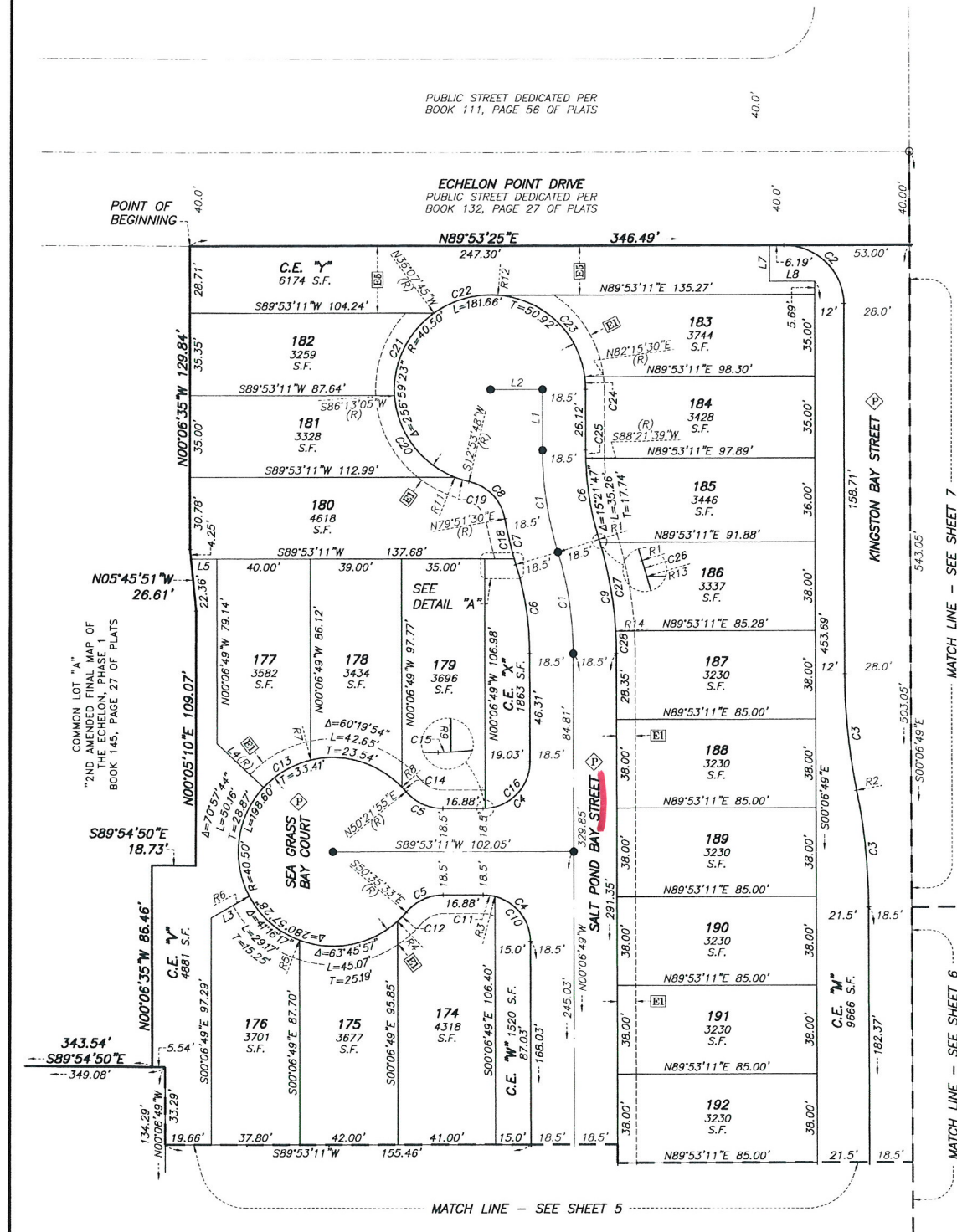
BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998
IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904



FINAL MAP OF
DEER SPRINGS PHASE 2

A COMMON INTEREST COMMUNITY

BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998
IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904

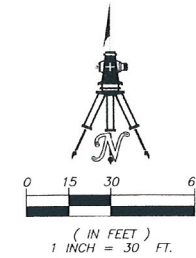


DETAIL "A"
SCALE: 1" = 10'

RADIAL	BEARING
R1	N72°59'52"E
R2	S79°01'56"W
R3	N14°21'50"E
R4	S42°58'29"E
R5	S20°47'28"W
R6	S62°03'45"W
R7	N13°38'52"W
R8	N46°41'01"E
R9	S02°54'07"E
R10	S73°52'41"W
R11	S21°44'01"W
R12	N04°22'11"E
R13	N73°27'31"E
R14	N86°36'08"E

LINE	BEARING	DISTANCE
L1	N00°06'49"W	26.12'
L2	S89°53'11"W	22.00'
L3	S60°16'30"W	18.90'
L4	N46°58'31"W	27.30'
L5	S89°53'11"W	11.06'
L6	S89°53'11"W	12.62'
L7	S00°06'35"E	15.39'
L8	N89°53'25"E	19.19'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	16°53'19"	150.00'	44.21'	22.27'
C2	89°59'46"	25.00'	39.27'	25.00'
C3	10°51'15"	265.50'	50.30'	25.22'
C4	90°00'00"	20.00'	31.42'	20.00'
C5	50°28'44"	20.00'	17.62'	9.43'
C6	16°53'19"	131.50'	38.76'	19.52'
C7	06°51'38"	168.50'	20.18'	10.10'
C8	66°57'42"	20.00'	23.37'	13.23'
C9	16°53'19"	168.50'	49.67'	25.02'
C10	75°31'21"	20.00'	26.36'	15.49'
C11	14°28'39"	20.00'	5.05'	2.54'
C12	07°37'04"	40.50'	5.38'	2.70'
C13	33°19'39"	40.50'	23.56'	12.12'
C14	03°40'54"	40.50'	2.60'	1.30'
C15	02°47'18"	20.00'	0.97'	0.49'
C16	87°12'42"	20.00'	30.44'	19.05'
C17	00°52'49"	168.50'	2.59'	1.29'
C18	05°58'49"	168.50'	17.59'	8.80'
C19	08°50'13"	40.50'	6.25'	3.13'
C20	64°29'04"	40.50'	45.58'	25.55'
C21	57°39'10"	40.50'	40.75'	22.29'
C22	40°29'56"	40.50'	28.63'	14.94'
C23	77°53'19"	40.50'	55.06'	32.73'
C24	07°37'41"	40.50'	5.39'	2.70'
C25	01°31'32"	131.50'	3.50'	1.75'
C26	00°27'39"	168.50'	1.36'	0.68'
C27	13°08'37"	168.50'	38.65'	19.41'
C28	03°17'03"	168.50'	9.66'	4.83'



LEGEND

- SET 5/8" REBAR AND 2" ALUMINUM CAP STAMPED "C. MATSUEDA, PLS 17022" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
- LOCATION OF MONUMENT TO BE SET PER BOOK 148, PAGE 45 OF PLATS
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- ADJOINING LOT LINE
- MATCH LINE
- 1 LOT NUMBER
- C.E. COMMON ELEMENT
- S.F. SQUARE FEET
- C1 CURVE NUMBER
- L1 LINE SEGMENT NUMBER
- R1 RADIAL BEARING NUMBER
- (R) RADIAL BEARING
- PRIVATE STREET, UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED
- 8.0' WIDE PRIVATE PEDESTRIAN EASEMENT, DRAINAGE FACILITY, STREET LIGHT AND TRAFFIC CONTROL DEVICES EASEMENT CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PRIVATE PEDESTRIAN ACCESS EASEMENT CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NOTE

- DIRECT VEHICULAR ACCESS TO ECHELON POINT DRIVE FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.

RECEIVED

SEP 24 2015

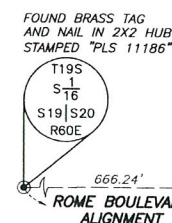
City of Las Vegas
Department of Planning



SHEET 4 OF 7

BOOK _____, PAGE _____

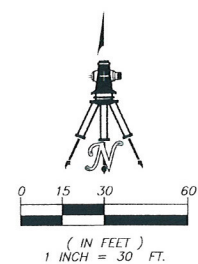
BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998
IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904



RADIAL	BEARING
R1	S04°34'16"E
R2	S26°53'23"E
R3	S00°12'20"E
R4	N10°20'18"W
R5	S10°32'19"E
R6	S06°50'57"E
R7	S12°39'16"W
R8	S51°40'53"W
R9	N57°42'37"W
R10	N13°47'02"W
R11	N38°46'45"E
R12	N81°15'34"W

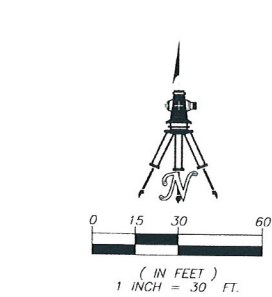
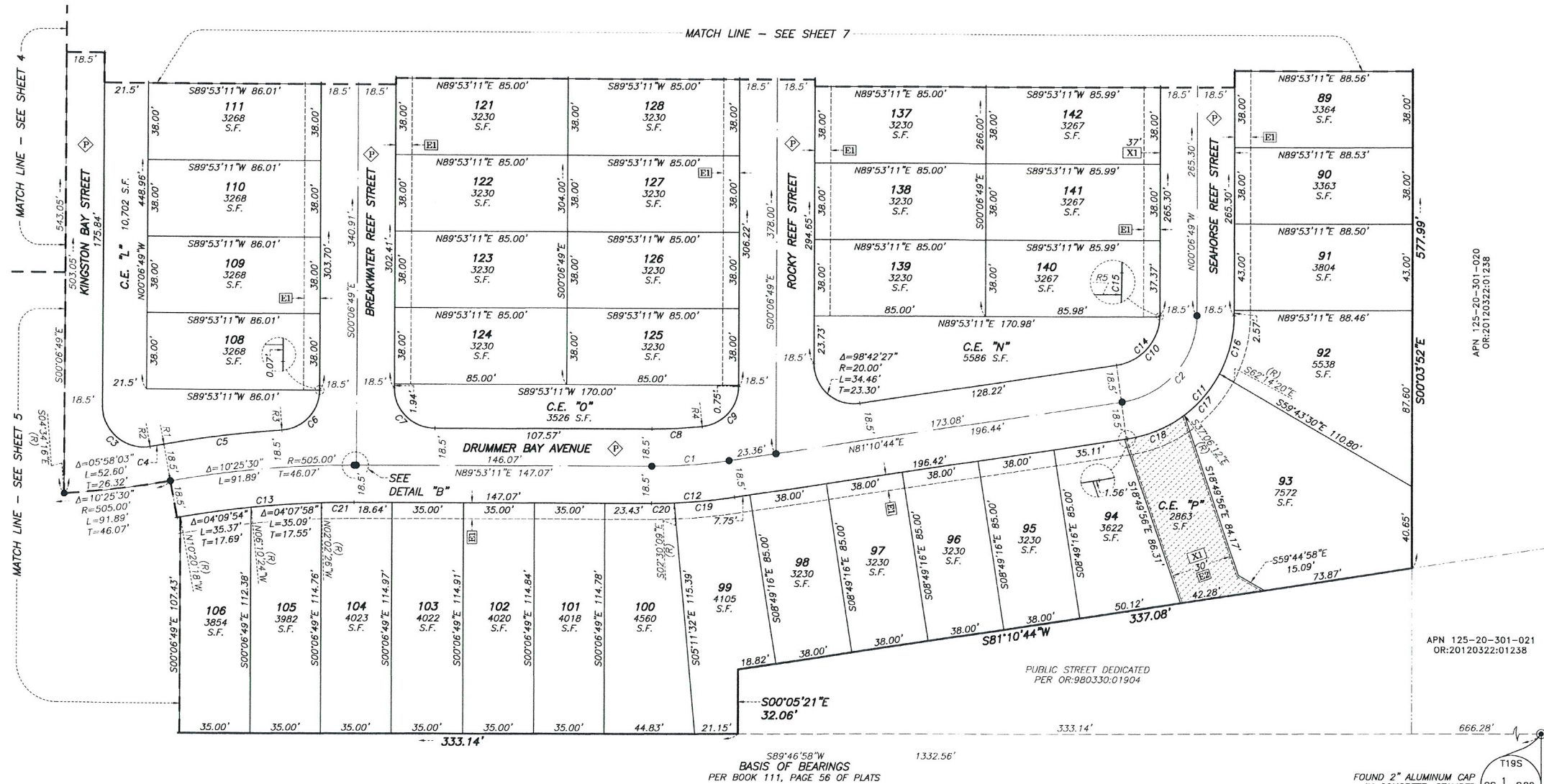
- FOUND 2" ALUMINUM CAP
IN DIRT, STAMPED
"BK JEFFERSON PLS 8421"

BOOK _____ , PAGE _____

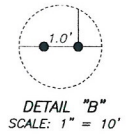


FINAL MAP OF
DEER SPRINGS PHASE 2
A COMMON INTEREST COMMUNITY

BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998
IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904



CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	08°42'27"	250.00'	37.99'	19.03'
C2	81°17'33"	43.50'	61.72'	37.34'
C3	99°35'38"	20.00'	34.76'	23.66'
C4	00°49'52"	486.50'	7.06'	3.53'
C5	06°28'09"	523.50'	59.11'	29.59'
C6	86°02'39"	20.00'	30.04'	18.66'
C7	90°00'00"	20.00'	31.42'	20.00'
C8	06°05'20"	231.50'	24.60'	12.31'
C9	83°54'40"	20.00'	29.29'	17.98'
C10	81°17'33"	25.00'	35.47'	21.46'
C11	81°17'33"	62.00'	87.97'	53.23'
C12	08°42'27"	268.50'	40.81'	20.44'
C13	10°25'30"	486.50'	88.52'	44.38'
C14	79°51'12"	25.00'	34.84'	20.92'
C15	01°26'21"	25.00'	0.63'	0.31'
C16	27°52'29"	62.00'	30.16'	15.39'
C17	25°08'08"	62.00'	27.20'	13.82'
C18	28°16'56"	62.00'	30.60'	15.62'
C19	06°19'07"	268.50'	29.61'	14.82'
C20	02°23'20"	268.50'	11.19'	5.60'
C21	01°55'37"	486.50'	16.36'	8.18'



RADIAL	BEARING
R1	S10°32'19"E
R2	S09°42'27"E
R3	S04°04'10"E
R4	S06°12'09"E
R5	S88°40'28"E

- LEGEND**
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - SET 5/8" REBAR AND 2" ALUMINUM CAP STAMPED "C. MATSUEDA, PLS 17022" WITH REFERENCE MONUMENTS SET IN TOP OF CURB
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - STREET CENTERLINE
 - ADJOINING LOT LINE
 - EASEMENT LINE
 - SIXTEENTH QUARTER SECTION LINE
 - MATCH LINE
 - 1 LOT NUMBER
 - C.E. COMMON ELEMENT
 - S.F. SQUARE FEET
 - C1 CURVE NUMBER
 - R1 RADIAL BEARING NUMBER
 - (R) RADIAL BEARING
 - OR: OFFICIAL RECORDS
 - APN ASSESSOR'S PARCEL NUMBER
 - PRIVATE STREET, UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED
 - XI PUBLIC SEWER EASEMENT PER OR:20140729:03427
 - E1 8.0' WIDE PRIVATE PEDESTRIAN EASEMENT, DRAINAGE FACILITY, STREET LIGHT AND TRAFFIC CONTROL DEVICES EASEMENT CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - E2 PUBLIC DRAINAGE EASEMENT CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FOUND 2" ALUMINUM CAP IN CONCRETE, STAMPED "PLS 8421 2003"

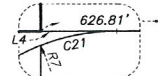
RECEIVED
SEP 24 2015
City of Las Vegas
Department of Planning
CRAIG K. MATSUEDA
9/23/15

FINAL MAP OF DEER SPRINGS PHASE 2

A COMMON INTEREST COMMUNITY

BEING A PORTION OF THE SOUTH HALF (S1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998
IN BOOK 980330 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01904

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'04"	43.50'	68.33'	43.50'
C2	89°59'56"	43.50'	68.33'	43.50'
C3	06°17'44"	456.00'	50.10'	25.08'
C4	68°53'59"	25.00'	30.06'	17.15'
C5	89°59'56"	62.00'	97.39'	62.00'
C6	90°00'04"	62.00'	97.39'	62.00'
C7	90°00'04"	25.00'	39.27'	25.00'
C8	89°59'56"	20.00'	31.42'	20.00'
C9	90°00'04"	20.00'	31.42'	20.00'
C10	89°59'56"	25.00'	39.27'	25.00'
C11	08°47'20"	62.00'	9.51'	4.76'
C12	29°07'22"	62.00'	31.51'	18.11'
C13	28°00'06"	62.00'	30.30'	15.46'
C14	04°52'31"	62.00'	5.28'	2.64'
C15	00°10'12"	25.00'	0.07'	0.04'
C16	89°49'52"	25.00'	39.20'	24.93'
C17	81°52'19"	25.00'	35.72'	21.68'
C18	08°07'37"	25.00'	3.55'	1.78'
C19	00°20'13"	62.00'	0.36'	0.18'
C20	14°10'33"	62.00'	15.34'	7.71'
C21	21°05'57"	25.00'	9.21'	4.66'



DETAIL "C"
SCALE: 1" = 10'

RADIAL	BEARING
R1	S83°49'05"E
R2	N37°42'37"W
R3	N08°54'13"W
R4	N57°00'35"E
R5	N89°42'59"E
R6	N81°59'12"W
R7	N21°12'50"W
R8	N89°46'36"W
R9	N51°53'11"W

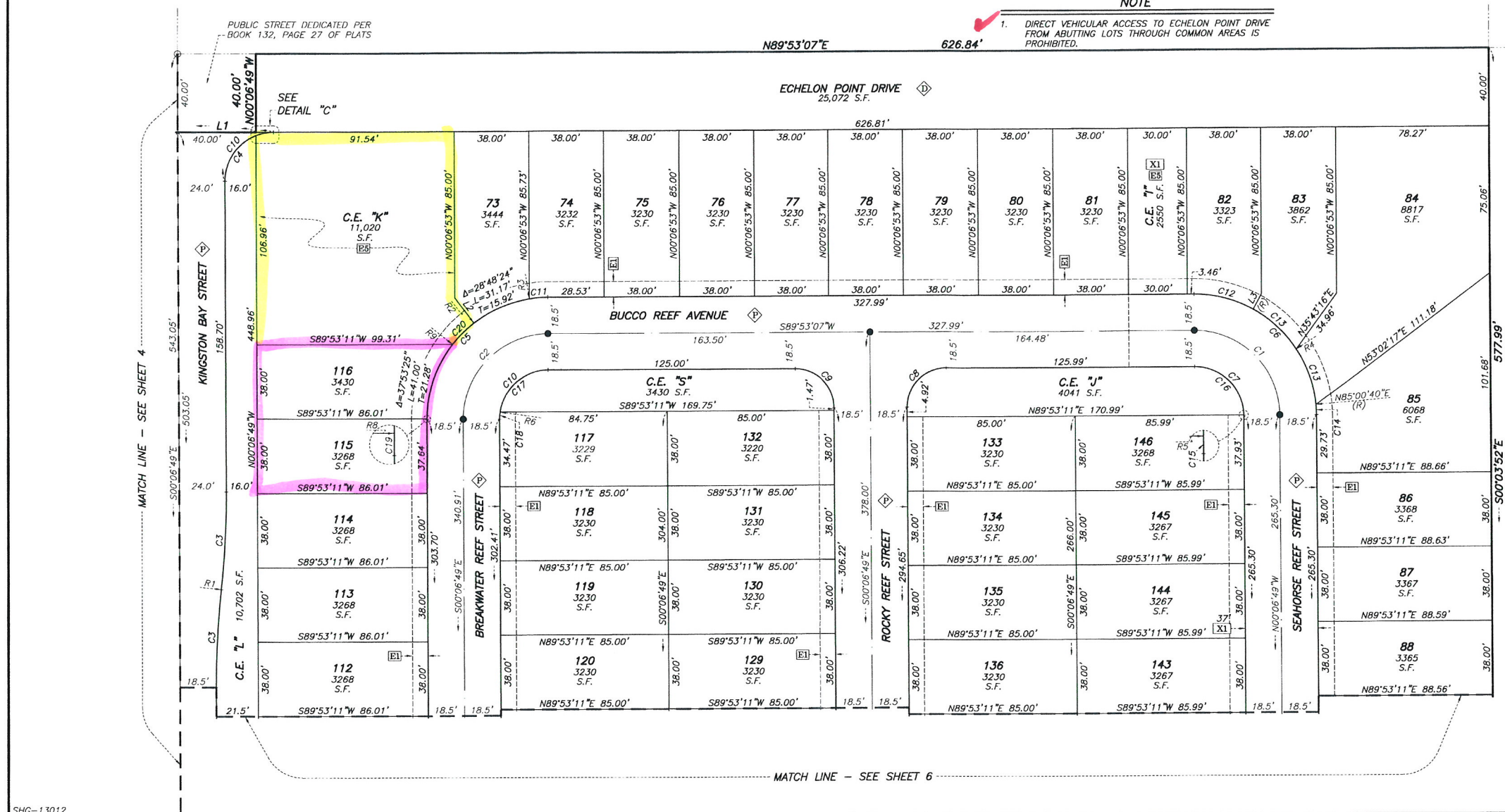
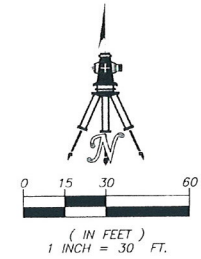
LINE	BEARING	DISTANCE
L1	N89°53'25"E	346.49'
L2	N36°57'37"W	16.09'
L3	N29°00'29"E	8.97'
L4	N89°53'07"E	9.00'

LEGEND

○	LOCATION OF MONUMENT TO BE SET PER BOOK 148, PAGE 45 OF PLATS	L1	LINE SEGMENT NUMBER
●	SET 5/8" REBAR AND 2" ALUMINUM CAP STAMPED "C. MATSUEDA, PLS 17022" WITH REFERENCE MONUMENTS SET IN TOP OF CURB	R1	RADIAL BEARING NUMBER
—	SUBDIVISION BOUNDARY LINE	(R)	RADIAL BEARING
---	LOT LINE	OR:	OFFICIAL RECORDS
---	STREET CENTERLINE	APN	ASSESSOR'S PARCEL NUMBER
---	ADJOINING LOT LINE	◇	PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER THIS PLAT (25,072 S.F.)
---	EASEMENT LINE	◇	PRIVATE STREET, UTILITY EASEMENT, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT GRANTED PER THIS PLAT TO BE PRIVATELY MAINTAINED
---	MATCH LINE	[X1]	PUBLIC SEWER EASEMENT PER OR:20140729:03427
1	LOT NUMBER	[E1]	8.0' WIDE PEDESTRIAN ACCESS EASEMENT, DRAINAGE FACILITY, STREET LIGHT AND TRAFFIC CONTROL DEVICES EASEMENT CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
C.E.	COMMON ELEMENT	[E5]	PRIVATE PEDESTRIAN ACCESS EASEMENT CREATED PER THIS PLAT TO BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
S.F.	SQUARE FEET		
C1	CURVE NUMBER		

NOTE

1. DIRECT VEHICULAR ACCESS TO ECHELON POINT DRIVE FROM ABUTTING LOTS THROUGH COMMON AREAS IS PROHIBITED.

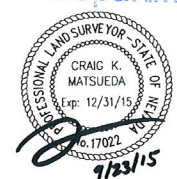


APN 125-20-301-020
OR:20120322:01236

RECEIVED

SEP 24 2015

City of Las Vegas
Department of Planning



SHEET 7 OF 7

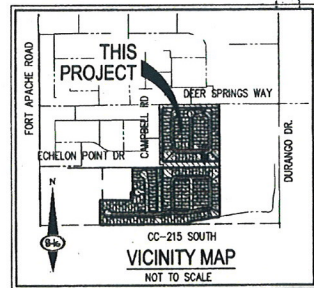
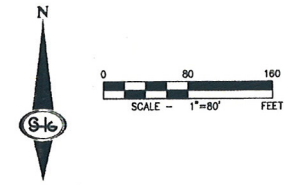
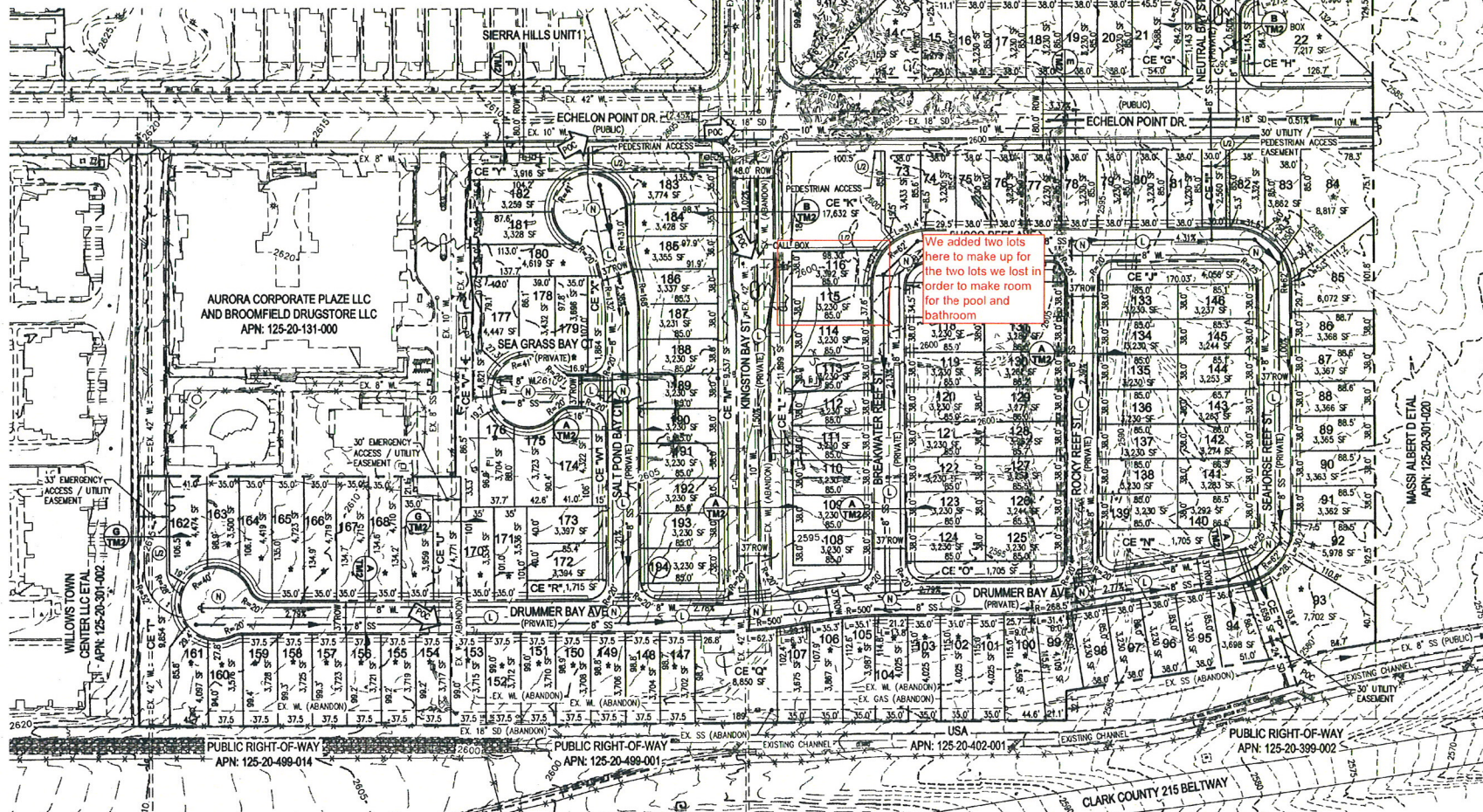
BOOK _____, PAGE _____

D·R·HORTON

TENTATIVE MAP DEER SPRINGS

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN THE CITY OF LAS VEGAS, NEVADA.

APN 125-20-301-006, 007, 015 & A PORTION OF 125-20-314-000



GENERAL NOTES

1. THERE ARE NO FAULTS OR NO KNOWN FISSIONS LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT SITE.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A LANDSCAPE MAINTENANCE ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION BY THE DEVELOPER.
4. LANDSCAPE EASEMENTS WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION.
5. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" WATER LINE IN CAMPBELL.
6. SEWER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" SEWER LINE RUNNING ALONG CO-215 SOUTH DRAINING TO DURAND DRIVE.
7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 6%.
9. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.
10. THE PROJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

LEGAL DESCRIPTION

PARCEL 1 - APN: 125-20-301-006
THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL 2 - APN: 125-20-301-007
THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL 3 - APN: 125-20-301-015
THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

ECHELON - A PORTION OF APN: 125-20-314-000
A PORTION OF COMMON AREA "A" OF AMENDED FINAL MAP OF "THE ECHELON, PHASE 1", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 137, PAGE 19 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT, THENCE ALONG THE EASTERLY LINE OF SAID PLAT, SOUTH 00°05'21" EAST, 661.07 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°46'56" WEST, 333.14 FEET;
- 2) THENCE SOUTH 89°47'54" WEST, 586.24 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;

THENCE ALONG THE WESTERLY LINE OF SAID PLAT, NORTH 00°10'30" WEST, 272.13 FEET;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°54'50" EAST, 343.54 FEET;

THENCE NORTH 00°06'30" WEST, 86.46 FEET;

THENCE NORTH 00°06'30" WEST, 129.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ECHELON POINT DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°53'25" EAST, 346.49 FEET;

THENCE NORTH 00°06'48" WEST, 40.00 FEET;

THENCE NORTH 89°53'07" EAST, 283.42 FEET TO THE POINT OF BEGINNING.

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)

OWNER

AURORA CORPORATE PLAZA LLC
BROOMFIELD DRUGSTORE LLC
371 CENTENNIAL PKWY #200
LOUISVILLE, KY 40207

DR HORTON INC
330 CAROUSEL PKWY #140
HENRIKSEN, NV 89014
PH (702) 635-3600
FX (702) 435-8008

DEVELOPER

OR HORTON INC
330 CAROUSEL PKWY #140
HENRIKSEN, NV 89014
PH (702) 635-3600
FX (702) 435-8008

ENGINEER

SLATER HANFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5369

LOT SIZE SUMMARY

MINIMUM LOT SIZE = 3,230 SF
MAXIMUM LOT SIZE = 9,417 SF
AVERAGE LOT SIZE = 3,595

PROJECT SUMMARY

GROSS RESIDENTIAL ACREAGE = 26.4
DENSITY (LOTS/GROSS ACRE) = 7.35
EXISTING ZONING = MEDIUM RESIDENTIAL (M-TC)
PROPOSED ZONING = MEDIUM-LOW RESIDENTIAL (ML-TC)
PROPOSED USE = SINGLE FAMILY RESIDENTIAL
TOTAL NO. OF RESIDENTIAL LOTS = 194
TOTAL NO. OF COMMON LOTS = 25
MINIMUM LOT SIZE (35' X 85') = 3,230 SF
MAXIMUM LOT SIZE = 9,417 SF
REQUIRED OPEN SPACE = 1.65 AC
PROVIDED OPEN SPACE = 2.84 AC
MAXIMUM BUILDING HEIGHT = 35-FT
CONNECTIVITY RATIO = 1.3

PARKING ANALYSIS

NO. OF UNITS = 194
PARKING PARAMETER = 2 SPACES/LOT
REQUIRED PARKING = 388 SPACES**

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

194 UNITS X 250 GPD/UNIT = 48,500 GPD
TOTAL AVERAGE CONTRIBUTION = 48,500 GPD = 0.049 MGD
TOTAL PEAK FLOW = 0.049 MGD X 3.52 (PEAK FACTOR) = 0.172 MGD

UTILITY SERVICE BY

WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CITY OF LAS VEGAS
GARBAGE: RE(PUBLIC) SERVICES OF SOUTHERN NEVADA
POWER: NV ENERGY
TELEPHONE: CENTURY LINK
NATURAL GAS: SOUTHWEST GAS COMPANY

DEVELOPMENT STANDARDS

SETBACKS
FRONT (GARAGE) 22-FT
FRONT (LIVING) 14-FT
REAR (LIVING) 10-FT
REAR (2nd STORY LIVING) 7-FT
REAR (PATIO/BALCONY) 5-FT**
SIDE (INTERIOR) 5-FT
SIDE (CORNER) 10-FT

ARCHITECTURAL FEATURES TO ENOUGH NO MORE THAN TWO FEET INTO ANY REQUIRED SETBACK AREA, PROVIDED THAT THE ENCROACHMENTS:

- A. REMAIN AT LEAST THREE FEET FROM THE PROPERTY LINE; AND
- B. DO NOT INCREASE THE LIVING SPACE OF THE STRUCTURE AT THE FLOOR LEVEL.

** SETBACK TO PATIO POST, COVER OVERHANG MAY COME TO WITHIN 3-FT OF THE REAR AND SIDE PROPERTY LINES

BUILDING HEIGHT 35' MEASURED FROM THE MIDPOINT OF BETWEEN THE EAVES AND ROOF LINE

STORIES 2 MAX

ACCESSORY STRUCTURE SETBACKS
AREA OF THE PRINCIPAL BUILDING UNIT: THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 50% OF THE REAR YARD AREA

BUILDING HEIGHT NOT TO EXCEED 2 STORIES, 35 FEET IN HEIGHT OR THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS

PARKING
REQUIRED: 2 UNIMPAVED SPACES PER DWELLING UNIT
PROVIDED: 2 UNIMPAVED SPACES PER DWELLING UNIT

FENCES AND WALLS
PER TOWN CENTER DEVELOPMENT STANDARDS
I. PERIMETER WALLS MAX. RETAINING PLUS SCREEN - 12-FT
II. INTERNAL WALLS MAX. RETAINING PLUS SCREEN - 14-FT

CONNECTIVITY

(N) NODES = 18
(L) LINKS = 20
(L2) LINKS PEDESTRIAN ACCESS (5 LINK) 7 X 0.5 = 3.5

MINIMUM CONNECTIVITY RATIO = 1.3
CONNECTIVITY RATIO = LINKS/NODES
CONNECTIVITY RATIO = 23.5/18
CONNECTIVITY RATIO = 1.3

SLATER
HANFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5369

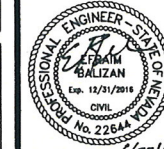
DATE	BY	APP
DESCRIPTION	NO.	

CITY OF LAS VEGAS, NV

D·R·HORTON
DEER SPRINGS
TENTATIVE MAP

DATE: 06/22/2015
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BWM
PROJECT NO.
DRH1213-000

DATE: 06/22/2015
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BWM
PROJECT NO.
DRH1213-000



TM-1
SHEET 1 OF 3
09/23/15

