

PARCEL MAP

A SUBDIVISION OF LOT 2 AS SHOWN IN FILE 120, PAGE 49 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

OWNER'S CERTIFICATE & DEDICATION

SEVENTY ACRES LLC, A NEVADA LIMITED-LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SUBDIVIDED WITHIN THE BOUNDARY HEREIN SHOWN AND HAS CAUSED THE PRESENT PARCEL MAP TO BE RECORDED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER. THE LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, AND ITS SUCCESSORS AND ASSIGNS, ALL PUBLIC STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON, AND DO HEREBY GRANT TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, EASEMENTS AS HEREBY SHOWN AND INDICATED.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS: A FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES; AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREET LIGHT, CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE, TO EXTEND THEREFROM THE FIVE FOOT EASEMENT HEREIN SHOWN TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

SEVENTY ACRES LLC, A NEVADA LIMITED-LIABILITY COMPANY

BY: _____ DATE _____

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEVADA) SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____

BY _____ AS _____
OF SEVENTY ACRES LLC, A NEVADA LIMITED-LIABILITY COMPANY

NOTARY PUBLIC
MY APPOINTMENT EXPIRES: _____

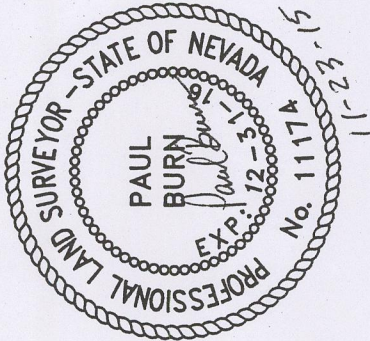
REFERENCES

- 1. FILE 91, PAGE 37 OF PARCEL MAPS
- 2. FILE 116, PAGE 49 OF PARCEL MAPS
- 3. FILE 151, PAGE 09 OF SURVEYS
- 4. BOOK 73, PAGE 74 OF PLATS
- 5. BOOK 75, PAGE 92 OF PLATS
- 6. BOOK 75, PAGE 100 OF PLATS
- 7. BOOK 77, PAGE 23 OF PLATS
- 8. BOOK 77, PAGE 31 OF PLATS
- 9. BOOK 77, PAGE 34 OF PLATS
- 10. BOOK 78, PAGE 44 OF PLATS
- 11. BOOK 79, PAGE 14 OF PLATS
- 12. BOOK 79, PAGE 45 OF PLATS
- 13. BOOK 79, PAGE 66 OF PLATS
- 14. BOOK 79, PAGE 67 OF PLATS
- 15. BOOK 82, PAGE 52 OF PLATS
- 16. BOOK 82, PAGE 18 OF PLATS
- 17. BOOK 83, PAGE 61 OF PLATS
- 18. BOOK 85, PAGE 44 OF PLATS
- 19. BOOK 86, PAGE 53 OF PLATS
- 20. BOOK 86, PAGE 74 OF PLATS
- 21. BOOK 86, PAGE 81 OF PLATS
- 22. BOOK 88, PAGE 02 OF PLATS
- 23. BOOK 88, PAGE 14 OF PLATS
- 24. BOOK 89, PAGE 02 OF PLATS
- 25. BOOK 91, PAGE 13 OF PLATS
- 26. BOOK 91, PAGE 47 OF PLATS
- 27. BOOK 92, PAGE 01 OF PLATS
- 28. BOOK 92, PAGE 39 OF PLATS
- 29. BOOK 112, PAGE 40 OF PLATS
- 30. BOOK 113, PAGE 78 OF PLATS
- 31. BOOK 135, PAGE 72 OF PLATS
- 32. BOOK 137, PAGE 68 OF PLATS
- 33. FILE 120, PAGE 44 OF PARCEL MAPS
- 34. FILE 120, PAGE 49 OF PARCEL MAPS

SURVEYOR'S CERTIFICATE

- 1. PAUL BURN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AN AGENT OF GCW, INC., CERTIFY THAT:
 - 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SEVENTY ACRES LLC, A NEVADA LIMITED-LIABILITY COMPANY.
 - 2. THE LAND SURVEYED LIES WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON NOVEMBER 20, 2015.
 - 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
 - 4. THE MONUMENTS DEPICTED ON THIS MAP ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

For Review Only



PAUL BURN
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174

LEGAL DESCRIPTION

LOT 2 AS SHOWN IN FILE 120, PAGE 49 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE WEST HALF (W 1/2) OF SECTION 32 AND THE EAST HALF (E 1/2) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CONTAINS 70.52 ACRES

BASIS OF BEARINGS

NORTH 89°40'03" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 120, PAGE 49 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

LAS VEGAS VALLEY WATER DISTRICT NOTES

- 1. THESE PARCELS CURRENTLY HAVE WATER SERVICE, AND A WATER COMMITMENT IS NOT GRANTED, IMPLIED, OR GUARANTEED BY THE APPROVAL OF THIS MAP.
- 2. ALL LOTS CREATED PER THIS PARCEL MAP ARE CURRENTLY BEING SERVICED, BUT SHOULD THE LAND USE OR OWNERSHIP CHANGE ON ANY LOT, A NEW AND SEPARATE WATER SERVICE WILL BE REQUIRED FOR THAT LOT.

Separate and independent water service for each parcel has been established through, and is approved by, the approved civil improvement plan for such parcel.

CITY SURVEYORS CERTIFICATE

I, ALAN R. RIEKEL, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

ALAN R. RIEKEL
CITY OF LAS VEGAS SURVEYOR
NEVADA LICENSE NUMBER 12469

DATE _____

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE _____ DAY OF _____, 20____

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

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

RECEIVED

NOV 23 2015

Dept of Planning
City of Las Vegas

PMP-622572

INSTRUMENT NO. Ref. PMP-59772	OFFICIAL RECORDS
BOOK NO. _____	FILED AT THE REQUEST OF GCW, INC.
DATE _____ AT _____	DATE _____ AT _____
FILE _____	FILE _____
PARCEL MAP FOR SEVENTY ACRES LLC	A SUBDIVISION OF LOT 2 AS SHOWN IN FILE 120, PAGE 49 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 31 AND THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
GCW' ENGINEERS \ SURVEYORS	1555 S. RAINBOW BLVD. LAS VEGAS, NV 89146 T: 702.804.2000 F: 702.804.2289 gwsurveying.com
CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER	CLARK COUNTY, NEVADA RECORDS DEBBIE CONWAY, RECORDER
FEE \$ _____	DEPUTY

FLOOD ZONE

THIS PROPERTY HAS A FLOOD ZONE DESIGNATION OF "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND A FLOOD ZONE DESIGNATION OF "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT) WITH NO BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 320032145 E, PANEL NUMBER 2145 OF 4090 EFFECTIVE AUGUST 16, 1995, REVISED NOVEMBER 16, 2011 AND AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 320032150 5, PANEL NUMBER 2150 OF 4090 EFFECTIVE AUGUST 16, 1995, DATED SEPTEMBER 27, 2002.

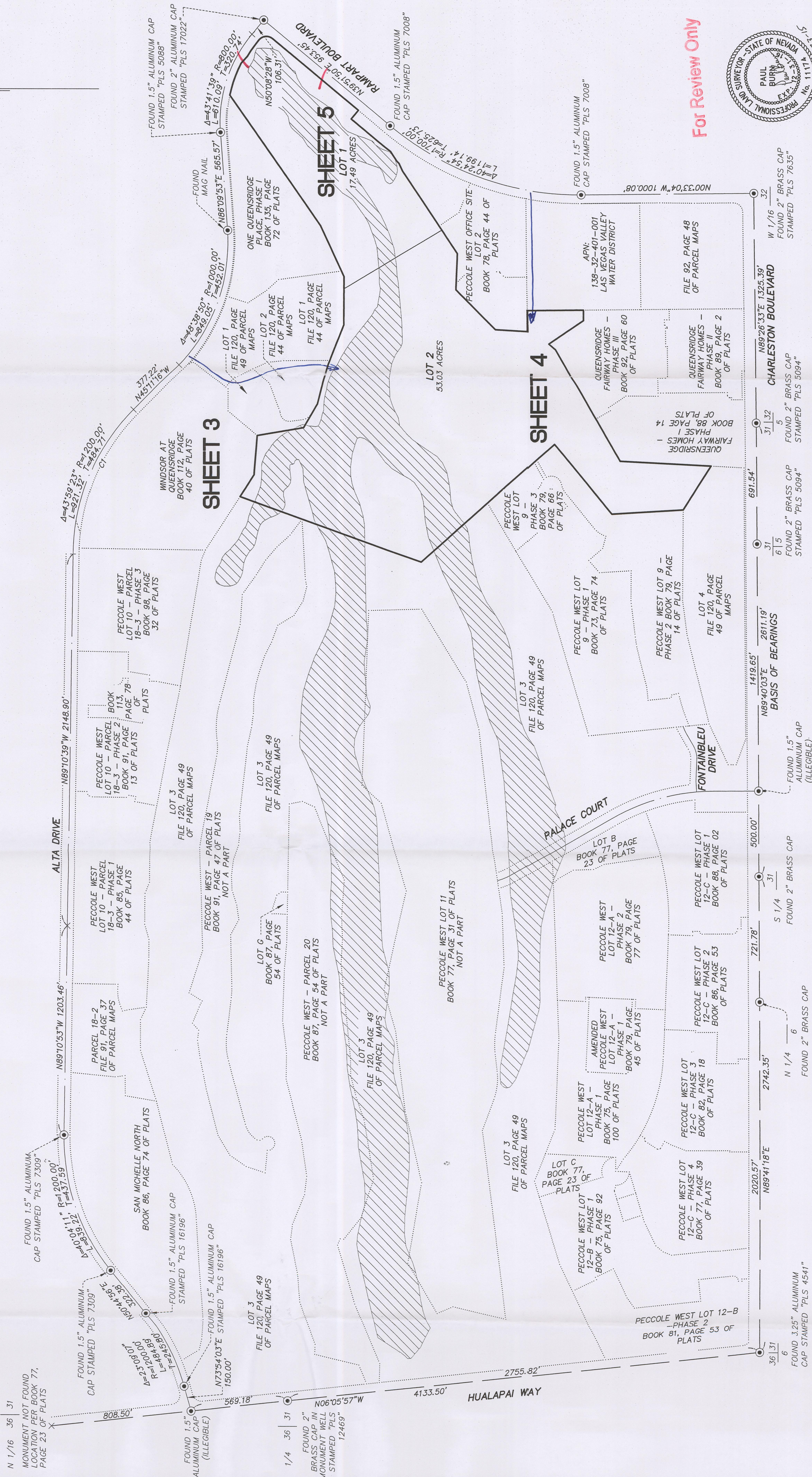
PUBLIC DRAINAGE EASEMENT

PER THIS PARCEL MAP ALL AREAS DESIGNATED AS ZONE "A" HAZARD AREAS ARE HEREBY GRANTED TO BE PUBLIC DRAINAGE EASEMENTS TO BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER.

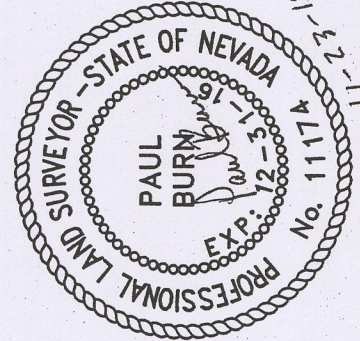
LEGEND

- MAP BOUNDARY LINE
- LOT LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- MATCH LINE
- SECTION LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- POINT NOT FOUND - CALCULATED POSITION
- CURVE NUMBER
- AREA DESIGNATED FLOOD ZONE "A"

SCALE: 1" = 300'



For Review Only



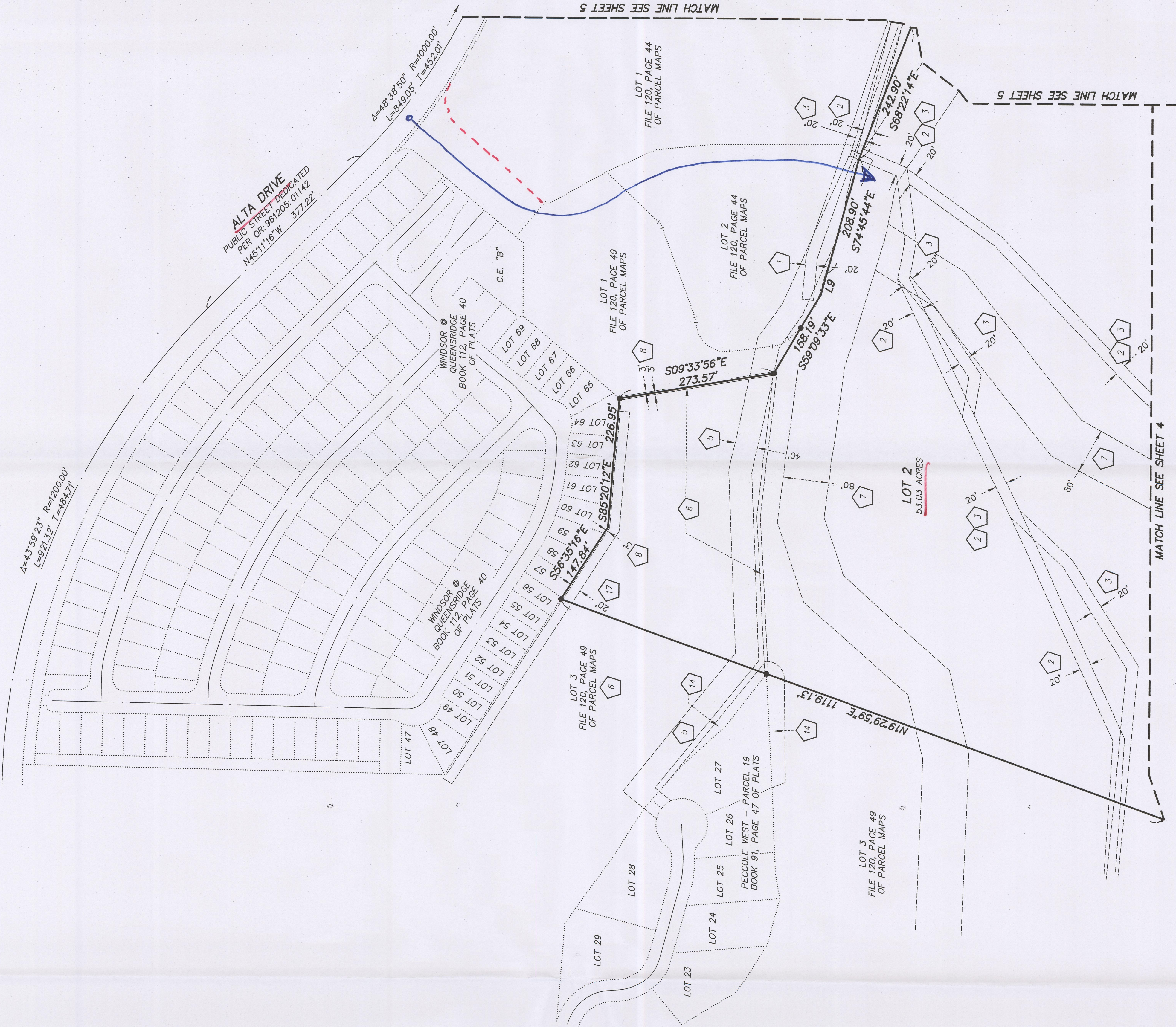
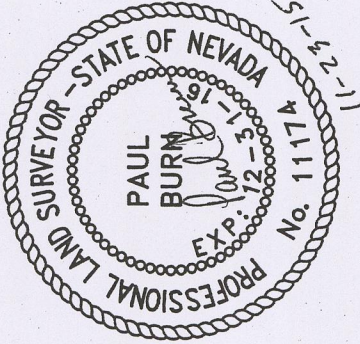
- LEGEND**
- MAP BOUNDARY LINE
 - LOT LINE
 - EXISTING LOT/RIGHT-OF-WAY LINE
 - STREET CENTERLINE
 - SECTION LINE
 - MATCH LINE
 - EASEMENT LINE
 - FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - FOUND 2" ALUMINUM CAP STAMPED "PLS 11174" PER FILE 120, PAGE 49 OF PARCEL MAPS
 - SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 11174"
 - POINT NOT FOUND - CALCULATED POSITION
 - LINE SEGMENT NUMBER (SEE SHEET 5)
 - CURVE NUMBER (SEE SHEET 5)
 - TABLED RADIAL BEARING (SEE SHEET 5)
 - RADIAL LINE OR BEARING
 - ASSESSOR'S PARCEL NUMBER
 - OFFICIAL RECORDS
 - EXISTING EASEMENT

EXISTING EASEMENT INFORMATION:

- 1 CITY OF LAS VEGAS EASEMENT FOR RIGHT-OF-WAY AND DRAINAGE PURPOSES PER OR: 20051018:002960
- 2 CITY OF LAS VEGAS EASEMENT FOR SEWER PURPOSES PER OR: 950928:00850
- 3 CITY OF LAS VEGAS EASEMENT FOR SEWER MAINTENANCE ROAD PER OR: 950928:00850
- 4 CITY OF LAS VEGAS EASEMENT FOR DRAINAGE PURPOSES PER OR: 940310:01293
- 5 CITY OF LAS VEGAS EASEMENT FOR SEWER PURPOSES PER OR: 20040921:03268
- 6 A PORTION OF LOT 2 AND A PORTION OF LOT 3 AS SHOWN HEREIN PER MAP 120, PAGE 49 OF PARCEL MAPS EASEMENT PER BOOK 83, PAGE 61 OF PLAT
- 7 CITY OF LAS VEGAS EASEMENT FOR DRAINAGE PURPOSES PER OR: 950926:00846
- 8 UTILITY EASEMENT PER OR: BOOK 83 PAGE 57 OF PLATS
- 9 MAINTENANCE EASEMENT PER OR: 970805:00006
- 10 NV ENERGY EASEMENT PER OR: 980520:02381
- 11 CITY OF LAS VEGAS EASEMENT FOR PEDESTRIAN ACCESS INGRESS AND EGRESS PURPOSES PER OR: 990514:00383
- 12 ENCROACHMENT AGREEMENT PER OR: 990608:00368
- 13 CITY OF LAS VEGAS EASEMENT FOR DRAINAGE PURPOSES PER OR: 20051018:02962
- 14 ANNEXATION OF EASEMENTS PER OR: 20040218:02291
- 15 CITY OF LAS VEGAS SEWER EASEMENT PER OR: 20051018:02961
- 16 NV ENERGY EASEMENT PER OR: 980523:00929
- 17 CITY OF LAS VEGAS EASEMENT FOR DRAINAGE PURPOSES PER OR: 20070216:00675
- 18 DRAINAGE AND SEWER EASEMENT PER OR: 981116:00755
- 19 SOUTHWEST GAS CORPORATION EASEMENT PER OR: 990201:01043

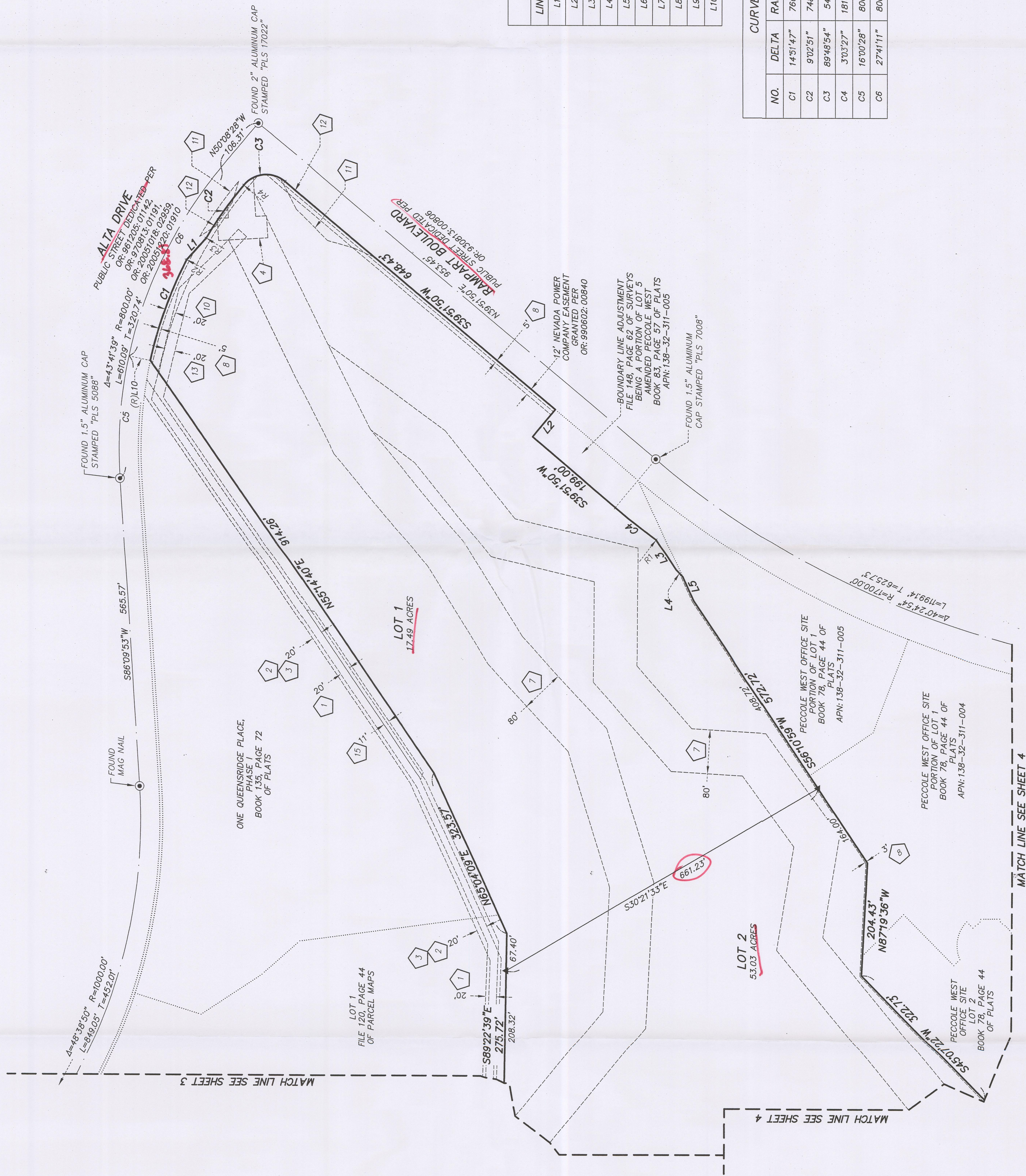
SCALE
1" = 100'

For Review Only



LEGEND

MAP BOUNDARY LINE	—
LOT LINE	—
EXISTING LOT/RIGHT-OF-WAY LINE	---
STREET CENTERLINE	---
SECTION LINE	---
MATCH LINE	---
EASEMENT LINE	---
FOUND MONUMENTATION AS SHOWN AND DESCRIBED	●
FOUND 2" ALUMINUM CAP STAMPED "PLS 11174" PER FILE 120, PAGE 49 OF PARCEL MAPS	●
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 11174"	●
POINT NOT FOUND — CALCULATED POSITION	×
LINE SEGMENT NUMBER	L1
CURVE NUMBER	C1
TABLED RADIAL BEARING	R1
RADIAL LINE OR BEARING	(R)
ASSESSOR'S PARCEL NUMBER	APN:
OFFICIAL RECORDS	OR:
EXISTING EASEMENT	#
(SEE SHEET 3)	



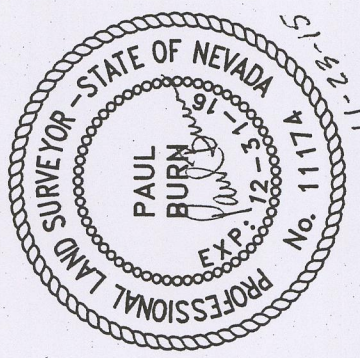
RADIAL TABLE	
LINE	BEARING
R1	N53°11'37\"W
R2	N27°02'08\"E
R3	S31°00'05\"W
R4	S40°02'56\"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°02'15"E	53.54'
L2	N50°08'10"W	65.00'
L3	S57°06'40"W	66.81'
L4	S46°08'45"W	17.75'
L5	S65°08'21"W	48.37'
L6	N89°26'33"E	122.37'
L7	S89°26'33"W	60.24'
L8	S39°15'37"W	50.00'
L9	S74°29'49"E	38.97'
L10	S12°10'21"W	40.00'

CURVE TABLE			
NO.	DELTA	RADIUS	TANGENT
C1	14°51'47\"	760.00'	99.13'
C2	9°02'51\"	748.00'	59.18'
C3	89°48'54\"	54.00'	53.83'
C4	3°03'27\"	1815.00'	96.85'
C5	16°00'28\"	800.00'	223.51'
C6	27°41'11\"	800.00'	386.58'

SCALE 1" = 100'

For Review Only





Memorandum

Department of Public Works
City Engineer Division
Survey Section

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

To: PAUL BURN
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
GCW, INC.
SEVENTY ACRES, LLC
SEVENTY ACRES LLC

Date: November 25, 2015

RE: **PARCEL MAP 62257 - ORCHESTRA VILLAGE (AKA SEVENTY ACRES, LLC)**

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.**

739416 CURRENT PL Status: Conditional Approval November 23, 2015

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

Department of Planning staff has administratively approved your request for technical review of the subject parcel map, subject to the changes and corrections noted as follows:

1. The parcel file number "PMP-62257" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.
2. Substitute the following jurat text for LVVWD Note 1 on the cover sheet of the map as previously approved by the Las Vegas Valley Water District on 11/23/15:

"Separate and independent water service for each parcel has been established through, and is governed and limited by, the approved civil improvement plans for such parcel."

3. We note that access to Lot 2 from Rampart Boulevard is achieved through a 40-foot wide private joint maintenance access roadway easement through APN 138-32-401-001.

739414 DEVCO Status: Conditional Approval November 25, 2015

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

1. On sheet 3, revise existing sewer easement #8 to read: City of Las Vegas Public Sewer Easement per OR: 950928:00849.
2. On sheet 3, revise existing sewer easement #18 to read: Private Drainage and Private Sewer Easement per OR: 981116:00755.

3. Provide "PMP 62257" on Sheet 1 above the recording information.
4. Upon development, appropriate technical drainage studies, traffic impact studies, and public sewer service studies shall be required.
5. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

739417 SURVEY Status: Conditional Approval November 24, 2015

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

Please revise the LVVWD note per the approved LVVWD PM jurat application.

Please revise the City Surveyor's Certificate to increase the signature height area to be 1" minimum.

Otherwise the map is technically correct as submitted.

End of Comments. ✓ RWM

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 11/23/15
TO:	
DEVELOPMENT COORDINATION	ROGER BAILEY
FLOOD CONTROL	ALBERT SUNG
RIGHT-OF-WAY	MARY WULFF
SANITARY SEWERS	JOE PEÑA
ELECTRICAL SERVICES	REBECCA WHITLOCK
LAND DEVELOPMENT	DAVID GUERRA
SURVEY	ALAN R. RIEKKI
SPECIAL IMPROVEMENT DISTRICT	PATRICK MURPHY
TRAFFIC ENGINEERING	RICK SCHRODER
SUBJECT PARCEL MAP – PMP-62257 PMP-62257 - ORCHESTRA VILLAGE PARCEL MAP - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible action on a request for Technical Review of a TWO-LOT PARCEL MAP on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-004), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers).	

PLEASE RETURN ANY COMMENTS TO:

ROGER BAILEY, SR. ENGINEERING ASSOCIATE
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS

RETURN COMMENTS ON OR BEFORE - December 5, 2015

ATTACHMENTS: APPLICATION, DEED & MAP

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 11/23/15
TO:	
SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.
FIRE PREVENTION	DAVID KLINE
FIRE SERVICES\COMMUNICATIONS	ERV KRAL
SUBJECT PARCEL MAP – PMP-62257 PMP-62257 - ORCHESTRA VILLAGE PARCEL MAP - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible action on a request for Technical Review of a TWO-LOT PARCEL MAP on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-004), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers).	

ANDY REED, AICP, PLANNING SUPERVISOR

DEVELOPMENT SERVICES CENTER,
CASE PLANNING DIVISION
333 NORTH RANCHO DRIVE, 3RD FLOOR
LAS VEGAS, NEVADA 89107

RETURN COMMENTS ON OR BEFORE - December 5, 2015

ATTACHMENT: MAP

AS

Report Date 11/23/2015 01:47 PM

Submitted By

Page 1

A/P # 62257 PARCEL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/23/2015 13:08	983922	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

PMP-62257 - ORCHESTRA VILLAGE PARCEL MAP - APPLICANT/OWNER: SEVENTY ACRES, LLC - For possible action on a request for Technical Review of a TWO-LOT PARCEL MAP on 70.52 acres at the southwest corner of Alta Drive and Rampart Boulevard (APN 138-32-301-004), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Beers).

Parent A/P #

Project #	62257	Project/Phase Name	ORCHESTRA VILLAGE (AKA SEVENTY	Phase #	
Size/Area	70.52 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13832301004

Location

Owner/Tenant

Contact ID	AC3112208	Name	SEVENTY ACRES, LLC	Organization	
Mailing Address	1215 S FORT APACHE RD			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89117				☐ Foreign
Day Phone				Evening Phone	
Fax				Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13832301004

City of Las Vegas495 S Main St
Las Vegas, NV 89101**PMP Application****Report Date** 11/23/2015 01:47 PM**Submitted By**

Page 2

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC3112207 ☐ Foreign
Effective		Expire			
Name	SEVENTY ACRES LLC				
Day Phone	(702)940-6930 x				
Pager		Eve Phone		Organization	
Fax	(702)940-6930	PIN #		Position	
E-Mail		Mobile		Profession	
Address	1215 S FORT APACHE RD SUITE 120 LAS VEGAS, NV 89117				
Seasonal Addr					
Valid From		To			
Comments	No Comments				
CONTACT ADDITIONAL					

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary	N	Capacity	OWNER	Contact ID	AC3112208 ☐ Foreign
Effective		Expire			
Name	SEVENTY ACRES, LLC				
Day Phone					
Pager		Eve Phone		Organization	
Fax		PIN #		Position	
E-Mail		Mobile		Profession	
Address	1215 S FORT APACHE RD STE 120 LAS VEGAS, NV 89117				
Seasonal Addr					
Valid From		To			
Comments	Frank Pankratz				

City of Las Vegas495 S Main St
Las Vegas, NV 89101**PMP Application****Report Date** 11/23/2015 01:47 PM**Submitted By**

Page 3

CONTACT ADDITIONAL**WORKCARD: Work Card #** 0
Expiration Date**CONTACT REQUIREMENTS****License #** **Percent Owned** **Waiver** **Health Card** **Director Letter** **Original Transcripts**
Orientation Attended

There are no items in this list

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC3081972	☐	Foreign
Effective		Expire							
Name	GCW, INC.								
Day Phone	(702)804-2000 x								
Pager									
Fax	(702)804-2299								
E-Mail									
Address	1555 S RAINBOW BLVD LAS VEGAS, NV 89146								
Seasonal Addr									

Valid From **To**
Comments Cindie Gee**CONTACT ADDITIONAL****WORKCARD: Work Card #** 0
Expiration Date**CONTACT REQUIREMENTS****License #** **Percent Owned** **Waiver** **Health Card** **Director Letter** **Original Transcripts**
Orientation Attended

There are no items in this list

Report Date 11/23/2015 01:47 PM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
APPLICATION FEE	P	11/23/2015 13:22	300.00
Total Unpaid		0.00	Total Paid 300.00

Activity Review Details

Detail BLUELINE SUBMIT CHECKLIST(PMP) Modified By SGEBEKE Modified Date/Time 11/23/2015 13:07
Comments
No Comments

BLUELINE SUBMITTAL

Blueline Submittal Checklist

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Parcel Map Checklist
- Y Parcel Map (13 folded blue line)
- Y Assessors Parcel map
- Y Surveyor Seal and Signature are on the plat
- Y Lot sizes comply with the zoning
- Y Statement of Financial Interest
- Y Business Licensing Requirements Met
- N Business License Exempt

PARCEL MAP

Type of Map NEW

CLV Drawing #

N Parent Project link required?Y Is this a Residential Subdivision? Flood Study required? Traffic Study required?

Blueline Process

Covenant Running with Land Required?

2 # of Residential/Commercial Lots

0 # of Common Element Lots

11/23/2015 Blueline Submitted

11/23/2015 Blueline Accepted for Processing

Mylar Process

0 # of Residential/Commercial Lots

0 # of Common Element Lots

Mylar Submitted

Mylar Accepted for Processing

Mylar Comments Sent

Mylar Released for Recordation

Recordation Information

Date At 00:00

Subdivision Code (File and Page)

Street Name Has Been Changed

Template TypeA/P # A/P Type Status Stage

No children exist for this project

Report Date 11/23/2015 01:47 PM

Submitted By

Page 5

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# ch# 1007 seventy acres llc cindie gee 702-804-2107 \$300.00	988430	11/23/2015 13:20		0.00



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PARCEL MAP
 Project Address (Location) S. Rampart/W. Charleston/Hualapai/Alta
 Project Name ORCHESTRA VILLAGE Proposed Use _____
 Assessor's Parcel #(s) 138-32-301-004 Ward # 2
 General Plan: existing PROS proposed H Zoning: existing R-PD7 proposed R-4
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 70.52 Lots/Units 2 Density _____
 Additional Information _____

PROPERTY OWNER Seventy Acres LLC Contact Frank Pankratz
 Address 1215 South Fort Apache Road, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address Frank@ehbcompanies.com

APPLICANT Seventy Acres LLC Contact Frank Pankratz
 Address 1215 South Fort Apache Road, Suite 120 Phone: (702) 940-6930 Fax: (702) 940-6931
 City Las Vegas State Nevada Zip 89117
 E-mail Address Frank@ehbcompanies.com

REPRESENTATIVE GCW Engineering, Inc. Contact Cindie Gee
 Address 1555 South Rainbow Phone: (702) 804-2107 Fax: (702) 804-2299
 City Las Vegas State Nevada Zip 89146
 E-mail Address cgee@gcwengineering.com

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

Property Owner Signature* [Signature]

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

Print Name Vickie DeHart

Subscribed and sworn before me

This 23 day of November, 20 15.

Leeann Stewart-Schenck

Notary Public in and for said County and State



LEEANN STEWART-SCHENCK
 Notary Public, State of Nevada
 Appointment No. 07-4284-1
 My Appt. Expires Jul 26, 2019

FOR DEPARTMENT USE ONLY

Case # PMP-62257
 Meeting Date: Adm
 Total Fee: 300
 Date Received: 11/23/15
 Received By: [Signature]

* 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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PMP-62257 APN: 138-32-301-004

Name of Property Owner: Seventy Acres LLC

Name of Applicant: Seventy Acres LLC

Name of Representative: GCW Engineering, Inc./Cindie Gee

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: V DeHart

Print Name: V DeHart

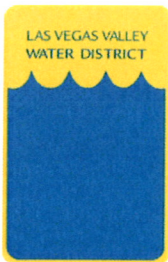
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NOV 23 2015
Dept of Planning
City of Las Vegas

Subscribed and sworn before me

This 23 day of November 2015
LeeAnn Stewart-Schencke
Notary Public in and for said County and State





Las Vegas Valley Water District
Parcel Map Jurat Application

The Las Vegas Valley Water District Service Rules Section 6.10.c states the following:

In the event a parcel is divided into more than one (1) lot after water service is obtained from the District, it is the property owner's responsibility to obtain additional water services for the additional lots from the District prior to the parcel division. Inter-connection(s) which include, but are not limited to, the expansion of on-site systems to serve adjacent parcels, are not allowed.

Property Owner Name: Seventy Acres LLC

Signature of Owner: [Signature] Date: 11/23/15

APN of parcel to be divided: 138-32-301-004

Jurisdiction (City of Las Vegas or Clark County): LAS VEGAS

To Be Completed By LVVWD

Related Project Number (If Applicable): N/A

Status of existing or proposed services: Existing golf course

Engineering Services Reviewer or Supervisor: Don Meade

By signature of this form, LVVWD has authorized the text only (**no signature line**) for the corresponding Jurat to be placed on the parcel map to be submitted to the agency having jurisdiction. Do **NOT** put the signature line on the parcel map. Please submit this form along with the parcel map application to the agency.

☐ "These parcels currently have no water service, and a water commitment is not granted, implied, or guaranteed by the approval of this map."

LVVWD Engineering Services Manager

Date

☒ "Separate and independent water service for each parcel has been established through, and is governed and limited by, the approved civil improvement plans for such parcel."

[Signature]

LVVWD Engineering Services Manager

11/23/15

Date

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Dept of Planning
City of Las Vegas



DEPARTMENT OF PLANNING

PARCEL MAP APPLICATION CHECKLIST

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

- ☒ A. One (1) copy of the County Assessor's map showing all area within six hundred sixty (660) feet of subject property and depicting all area therein owned by the applicant.
- ☒ B. One (1) copy of the recorded deed reflecting current ownership and description of property, or one (1) copy of any other document which shows such ownership to the satisfaction of the City Attorney.
- ☒ C. Signed approval form from the Las Vegas Valley Water District.

D. Parcel Map Contents:

- ☒ 1. Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public ways as shown on the map (per Appendix E);
- ☒ 2. Certificate of land surveyor, signed and sealed by the professional land surveyor who was responsible for the survey (per Appendix E of the Unified Development Code);
- ☒ 3. All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto;
- ☒ 4. Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map;
- ☒ 5. Name and legal description of tract in which survey is located and ties to adjoining tracts;
- ☒ 6. Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries, if applicable;
- ☒ 7. Street names, location and width of existing and proposed rights of way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets;
- ☒ 8. Where applicable, proposed street names and addresses for each lot, in accordance with the City's street addressing regulations;
- ☒ 9. Survey analysis sufficient to delineate boundary controlling monuments;
- ☒ 10. Identification of adjoining properties;
- ☒ 11. A legend, as necessary, which denotes the meaning of all symbols utilized and includes the date and north arrow;
- ☒ 12. Dimensions of property and parcels to be created, which shall be shown in acres, calculated to the nearest one hundredth (0.01) of an acre, if an area is two (2) acres or more, or in square feet if area is less than two (2) acres;
- ☒ 13. All proposed and existing structures and other physical features that have bearing on the proposed division, which shall be shown to scale and with setbacks clearly defined;
- ☒ 14. Certificate of approval by the Director of the Department of Planning and the City Surveyor;
- ☒ 15. Impact Statement, if required; and
- ☒ 16. Location of all trails.

E. Supplemental Information

The following supplemental information may be required by the Department of Public Works prior to the approval of the parcel map. When required, it shall be submitted on separate drawings or sheets:

- ☐ A. All off-site improvements proposed by the applicant that have a bearing on the proposed division; and
- ☐ B. Certification by a surveyor that the parcel map complies with NRS Chapter 278, if the City Surveyor has waived the requirement for a new survey and the map is prepared from a previously recorded survey.

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Dept of Planning
City of Las Vegas

APN: 138-32-301-004

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

Alan C. Sklar, Esq.
Sklar Williams PLLC
410 South Rampart Boulevard, Suite 350
Las Vegas, Nevada 89145

**NOTICES OF TAXES SHOULD BE
SENT TO:**

Seventy Acres LLC
1215 South Fort Apache Road, Suite 120
Las Vegas, Nevada 89117
Attention: Vickie DeHart

RPTT: \$-0- (exempt) /

Inst #: 20151116-0000239

Fees: \$19.00 N/C Fee: \$25.00

RPTT: \$0.00 Ex: #001

11/16/2015 08:01:44 AM

Receipt #: 2607151

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: RNS Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

15540174 Sgs

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That **180 LAND CO LLC**, a Nevada limited-liability company ("**Grantor**"), for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby quitclaim and convey to **SEVENTY ACRES LLC**, a Nevada limited-liability company whose mailing address is 1215 South Fort Apache Road, Suite 120, Las Vegas, Nevada 89117, all right, title and interest of Grantor in and to that real property situated in the County of Clark, State of Nevada, bounded and described as set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all right, title and interest of Grantor in and to all tenements, hereditaments and appurtenances to such real property, including, without limitation, all right, title and interest of Grantor in and to all streets and other public ways adjacent to such real property, and all water and development rights related to such real property.

[SIGNATURE PAGE FOLLOWS]

RECEIVED

NOV 23 2015

Dept of Planning
City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 10 day of November, 2015.

180 LAND CO LLC, a Nevada limited-liability company

By: EHB Companies LLC, a Nevada limited-liability company and its Manager

By: [Signature]
Name: U. Deltart
Title: Manager

STATE OF NEVADA)
) :SS
COUNTY OF CLARK)

This instrument was acknowledged before me on November 10, 2015 by Dickie Deltart as a Manager of EHB Companies LLC, a Nevada limited-liability company and the Manager of 180 Land Co LLC, a Nevada limited-liability company.

[Signature]
NOTARY PUBLIC



State of Nevada
Appointment No. 07-4284-1
Expires Jul 26, 2019

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL I

LOT 2 AS SHOWN BY MAP THEREOF ON FILE IN FILE 120 OF PARCEL MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND THEREAFTER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 2, 2015 IN BOOK 20150702 AS INSTRUMENT NO. 01264 OF OFFICIAL RECORDS.

PARCEL II

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED FEBRUARY 9, 1996 IN BOOK 960209 AS INSTRUMENT NO. 00567, OFFICIAL RECORDS

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 138-32-301-004
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
☒ Other Golf course land

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ 0

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

c. Transfer Tax Value: \$ 0

d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 1

b. Explain Reason for Exemption: Transfer of ownership to an affiliated entity with identical common ownership.

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 [Signature] Capacity: Grantor

Signature [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: 180 Land Co LLC
Address: 1215 S. Fort Apache Ste 120
City: Las Vegas
State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Seventy Acres LLC
Address: 1215 S. Fort Apache Ste 120
City: Las Vegas
State: NV Zip: 89117

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

Print Name: Ticor Title of Nevada, Inc.
Address: 8379 W. Sunset Road #220
City: Las Vegas

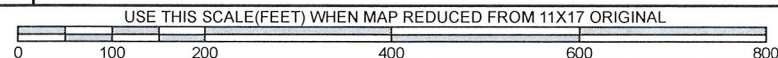
Escrow # 15540174SGS
State: NV Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

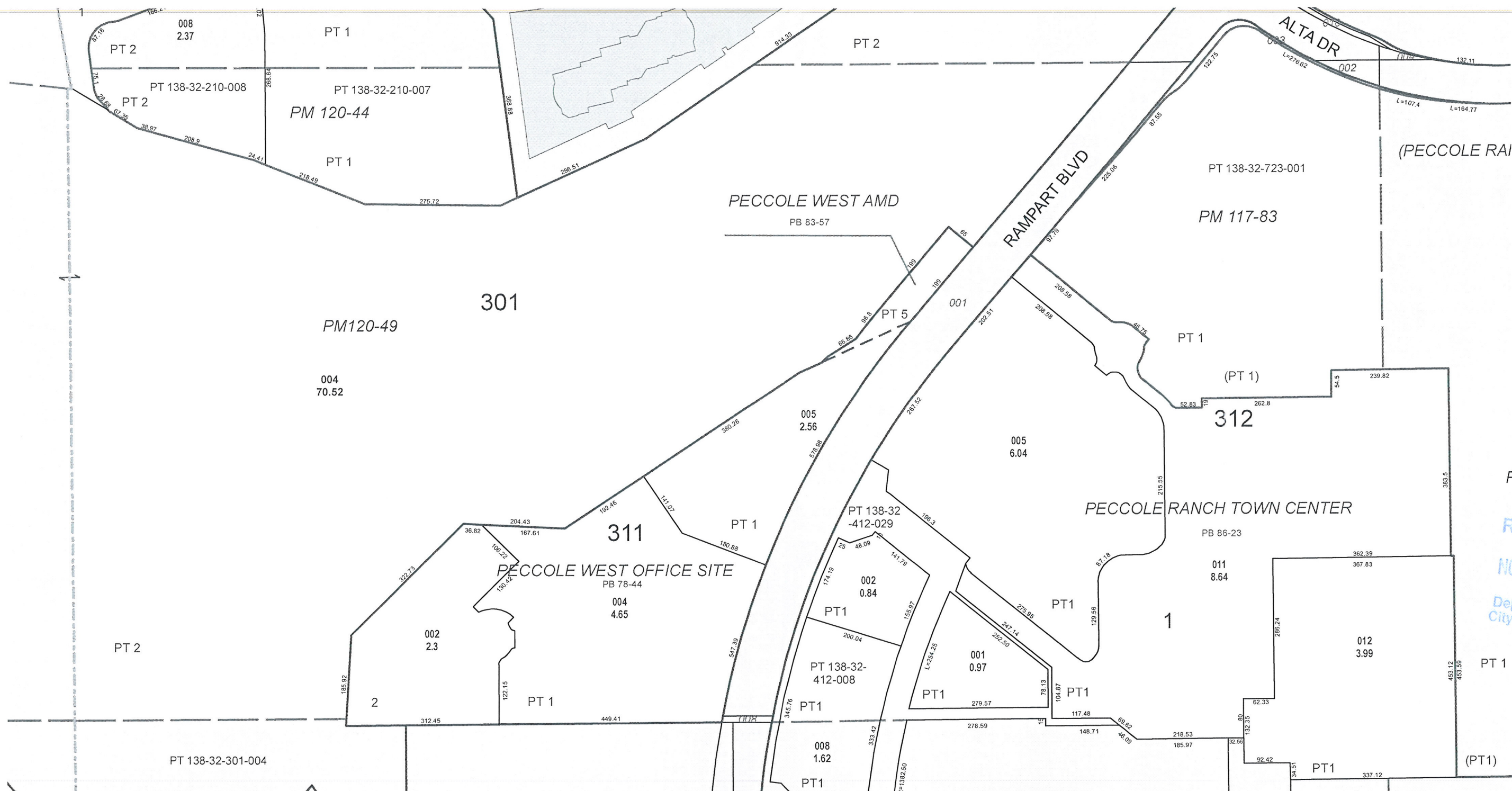
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.



BOOK	T20S R60E	SEC	32	MAP	N 2 SW 4	138-32-3																								
				<table border="1" style="margin: auto; border-collapse: collapse;"> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> <tr><td>6</td><td>2</td><td>6</td><td>2</td></tr> <tr><td>7</td><td>3</td><td>7</td><td>3</td></tr> <tr><td>8</td><td>4</td><td>8</td><td>4</td></tr> <tr><td>5</td><td>1</td><td>5</td><td>1</td></tr> </table>		8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	
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Scale: 1" = 200'		Rev: 7/9/2015																												

6	5	4	3	2	1
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18	17	16	15	14	13
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31	32	33	34	35	36

8	4	8	4
5	1	5	1
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7	3	7	3
8	4	8	4
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TAX DIST 200

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City of Las Vegas

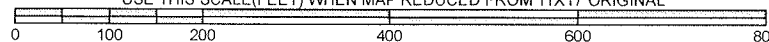
NOTES

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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

BOOK T20S R60E

SEC 31

MAP N 2 SE 4

138-31-7



137	138
164	163

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale: 1" = 200'

Rev: 7/9/2015

