

City Council Action Letter



Separator Sheet



October 19, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

Mr. Jeremy Stone
Coleman – Toll LP
1140 North Town Center Drive, Suite #350
Las Vegas, Nevada 89144

RE: VAC-23569 - VACATION
CITY COUNCIL MEETING OF OCTOBER 17, 2007
RELATED TO WVR-23568 AND TMP-23567

Dear Mr. Stone:

The City Council at a regular meeting held October 17, 2007 APPROVED the request to Vacate PUBLIC SEWER AND DRAINAGE EASEMENTS generally located in portions of an existing residential subdivision adjacent to the northwest corner of Elkhorn Road and Shaumber Road. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2007. This approval is subject to:

Planning & Development

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. The limits of this Petition of Vacation shall be the public sewer and drainage easements generally located within the Franklin Park at Providence subdivision, recorded with Book 133 Page 59.
3. Grant public sewer easements for the sewer lines being relocated with the redesign of the Franklin Park at Providence subdivision prior to or concurrent with recordation of the Order of Vacation.
4. A Drainage Plan and Technical Drainage Study Update must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study Update. The drainage study update required by TMP-23567 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

EOT-30799
12/04/08 PC

Mr. Jeremy Stone
VAC-23569 – Page Two
October 19, 2007

6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas of an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Chais Jenkins
Wood Rodgers
9900 Covington Cross, Suite #102
Las Vegas, Nevada 89144

EOT-30799
12/04/08 PC

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: November 3, 2008
Re: **EOT-30799** Coleman-Toll, LP NWC Elkhorn Rd. & Shaumber Rd.
Request for an Extension of Time for an approved Petition of Vacation

CONDITIONS OF APPROVAL:

1. The area reverted through FMP-29574 must use the existing entry drive accessing Shaumber Drive, and appropriate access rights must be granted via separate document prior to recordation of the Reversionary Final Map unless otherwise allowed by the City Surveyor. Alternatively, future access may be taken from Puli Road, but no additional points to Shaumber Drive will be allowed, in accordance with the Cliff's Edge Shaumber Access Plan.

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 10/24/08
TO: DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID SURVEY TRAFFIC ENGINEERING	GARY REID TOM WILKING RAUL CRUZ DAVID GUERRA CAROLYN CAVINESS JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER	
SUBJECT: EXTENSION OF TIME - PETITION OF VACATION		
APPLICANT: COLEMAN-TOLL, LP		
FILE NUMBER: EOT-30799		

A REQUEST HAS BEEN SUBMITTED BY COLEMAN-TOLL, LP TO VACATE ALL OF THE PUBLIC EASEMENTS IN SUPPORT OF "FRANKLIN PARK AT PROVIDENCE (AMENDED)" GENERALLY LOCATED ADJACENT TO THE NORTH SIDE OF ELKHORN ROAD BETWEEN PULI ROAD AND SHAUMBER ROAD.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS FOLLOWS:

ALL OF THE CITY OF LAS VEGAS SEWER EASEMENT GRANTED OVER A PORTION OF LOT 18, IN BLOCK "B" OF "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

ALL OF THE PUBLIC INTERESTS IN COMMON LOT "A", ALSO KNOWN AS DREISER PARK AVENUE, BANNEKER PARK STREET, FRANKLIN PARK AVENUE, DURAND PARK STREET, ELLISON PARK STREET, BEECHER PARK AVENUE, HELLMAN PARK STREET, IRVING PARK AVENUE AND HAMMETT PARK AVENUE, ALL PRIVATE STREETS DELINEATED ON "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

ALL OF THE PUBLIC INTERESTS IN COMMON LOTS "D", "F", AND "H", ALL PRIVATE DRIVES DELINEATED ON "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

ALL OF THE PUBLIC INTERESTS IN COMMON LOT "C" OF "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

SAID PROPERTIES BEING A PORTION OF LOT 209 AND COMMON LOT "P" OF BLOCK 4, AS SHOWN BY MAP OF "CLIFF'S EDGE PARENT" ON FILE IN BOOK 118, PAGE 88 WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH , RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA

COMMENTS DUE TO BART ANDERSON BY: NOVEMBER 4, 2008

PLANNING COMMISSION MEETING: DECEMBER 4, 2008

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 10/24/08
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO	DAVID BRATCHER LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN SGT. ROBERT ROSHACK
SUBJECT: EXTENSION OF TIME - PETITION OF VACATION		
APPLICANT: COLEMAN-TOLL, LP		
FILE NUMBER: EOT-30799		

A REQUEST HAS BEEN SUBMITTED BY COLEMAN-TOLL, LP TO VACATE ALL OF THE PUBLIC EASEMENTS IN SUPPORT OF "FRANKLIN PARK AT PROVIDENCE (AMENDED)" GENERALLY LOCATED ADJACENT TO THE NORTH SIDE OF ELKHORN ROAD BETWEEN PULI ROAD AND SHAUMBER ROAD.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS FOLLOWS:

ALL OF THE CITY OF LAS VEGAS SEWER EASEMENT GRANTED OVER A PORTION OF LOT 18, IN BLOCK "B" OF "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

ALL OF THE PUBLIC INTERESTS IN COMMON LOT "A", ALSO KNOWN AS DREISER PARK AVENUE, BANNEKER PARK STREET, FRANKLIN PARK AVENUE, DURAND PARK STREET, ELLISON PARK STREET, BEECHER PARK AVENUE, HELLMAN PARK STREET, IRVING PARK AVENUE AND HAMMETT PARK AVENUE, ALL PRIVATE STREETS DELINEATED ON "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

ALL OF THE PUBLIC INTERESTS IN COMMON LOTS "D", "F", AND "H", ALL PRIVATE DRIVES DELINEATED ON "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

ALL OF THE PUBLIC INTERESTS IN COMMON LOT "C" OF "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

SAID PROPERTIES BEING A PORTION OF LOT 209 AND COMMON LOT "P" OF BLOCK 4, AS SHOWN BY MAP OF "CLIFF'S EDGE PARENT" ON FILE IN BOOK 118, PAGE 88' WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH , RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA

COMMENTS DUE BY: NOVEMBER 4, 2008

PLANNING COMMISSION MEETING: DECEMBER 4, 2008

ATTACHMENT:

All others: location map

(Revised 3/02)

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 10/24/08
TO:	COX COMMUNICATIONS	DAN DeFIESTA
	NEVADA POWER COMPANY	
	SOUTHWEST GAS CORPORATION	
	SOUTHERN NEVADA WATER AUTHORITY	MEGHAN O'NEAL
	CENTRAL TELEPHONE COMPANY d/b/a EMBARQ	
	LAS VEGAS VALLEY WATER DISTRICT	SUE MULANAX
SUBJECT: EXTENSION OF TIME - PETITION OF VACATION		
APPLICANT: COLEMAN-TOLL, LP		
FILE NUMBER: EOT-30799		

A REQUEST HAS BEEN SUBMITTED BY COLEMAN-TOLL, LP TO VACATE ALL OF THE PUBLIC EASEMENTS IN SUPPORT OF "FRANKLIN PARK AT PROVIDENCE (AMENDED)" GENERALLY LOCATED ADJACENT TO THE NORTH SIDE OF ELKHORN ROAD BETWEEN PULI ROAD AND SHAUMBER ROAD.

THE ABOVE PROPERTIES ARE LEGALLY DESCRIBED AS FOLLOWS:

ALL OF THE CITY OF LAS VEGAS SEWER EASEMENT GRANTED OVER A PORTION OF LOT 18, IN
BLOCK "B" OF "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK
133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

ALL OF THE PUBLIC INTERESTS IN COMMON LOT "A", ALSO KNOWN AS DREISER PARK AVENUE, BANNEKER PARK STREET, FRANKLIN PARK AVENUE, DURAND PARK STREET, ELLISON PARK STREET, BEECHER PARK AVENUE, HELLMAN PARK STREET, IRVING PARK AVENUE AND HAMMETT PARK AVENUE, ALL PRIVATE STREETS DELINEATED ON "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

ALL OF THE PUBLIC INTERESTS IN COMMON LOTS "D", "F", AND "H", ALL PRIVATE DRIVES
DELINEATED ON "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN
BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY
NEVADA

ALL OF THE PUBLIC INTERESTS IN COMMON LOT "C" OF "FRANKLIN PARK AT PROVIDENCE PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 133, PAGE 59 OF PLATS IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY NEVADA

SAID PROPERTIES BEING A PORTION OF LOT 209 AND COMMON LOT "P" OF BLOCK 4, AS SHOWN BY MAP OF "CLIFF'S EDGE PARENT" ON FILE IN BOOK 118, PAGE 88 WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH , RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA

COMMENTS DUE BY: NOVEMBER 4, 2008

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: DECEMBER 4, 2008

ATTACHMENT:

Embarq & Nevada Power: (Map, Petition, Justification Letter, Deed)
All others: location map

Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

December 5, 2008

Mr. Craig Garhardt
Toll North LV LLC
1140 N. Town Center Drive, Suite 350
Las Vegas, Nevada 89144

RE: EOT-30799 – ADMINISTRATIVE EXTENSION OF TIME

Dear Mr. Garhardt:

Your request for an Administrative Extension of Time of an approved Vacation (VAC-23569) which vacated public sewer and drainage easements generally located in portions of an existing residential subdivision adjacent to the northwest corner of Elkhorn Road and Shaumber Road, Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively APPROVED your request subject to the following:

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. The limits of this Petition of Vacation shall be the public sewer and drainage easements generally located within the Franklin Park at Providence subdivision, recorded with Book 133 Page 59.
3. Grant public sewer easements for the sewer lines being relocated with the redesign of the Franklin Park at Providence subdivision prior to or concurrent with recordation of the Order of Vacation.
4. A Drainage Plan and Technical Drainage Study Update must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study Update. The drainage study update required by TMP-23567 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

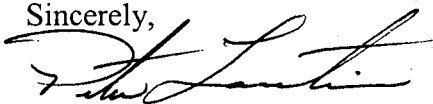


Mr. Garhardt
EOT-30799 – Page Two
December 5, 2008

6. The area reverted through FMP-29574 must use the existing entry drive accessing Shaumber Drive, and appropriate access rights must be granted via separate document prior to recordation of the Reversionary Final Map unless otherwise allowed by the City Surveyor. Alternatively, future access may be taken from Puli Road, but no additional points to Shaumber Drive will be allowed, in accordance with the Cliff's Edge Shaumber Access Plan.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas of an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

This action by the Planning and Development Department staff is final.

Sincerely,



Peter Lowenstein, Case Planning Supervisor
Planning & Development Department
Case Planning Division

PL:nl

cc: Mr. Chris Zrinyi
RCI Engineering & Surveying
3281 Highland Drive, Suite 810
Las Vegas, Nevada 89109

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

November 21, 2008

Mr. Craig Garhardt
Toll North LV LLC
1140 N. Town Center Drive, Suite 350
Las Vegas, Nevada 89144

RE: EOT-30799 - ADMINISTRATIVE EXTENSION OF TIME

Dear Mr. Garhardt:

Your request for an Administrative Extension of Time of an approved Vacation (VAC-23569) which vacated public sewer and drainage easements generally located in portions of an existing residential subdivision adjacent to the northwest corner of Elkhorn Road and Shaumber Road, Ward 6 (Ross) will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702)229-6301.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Chris Zrinyi
RCI Engineering & Surveying
3281 Highland Drive, Suite 810
Las Vegas, Nevada 89109

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



Plans (Elevations)



PLANS - ELEVATIONS

Separator Sheet

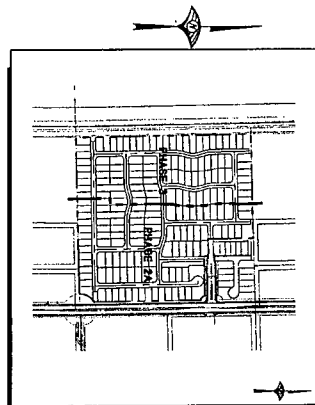
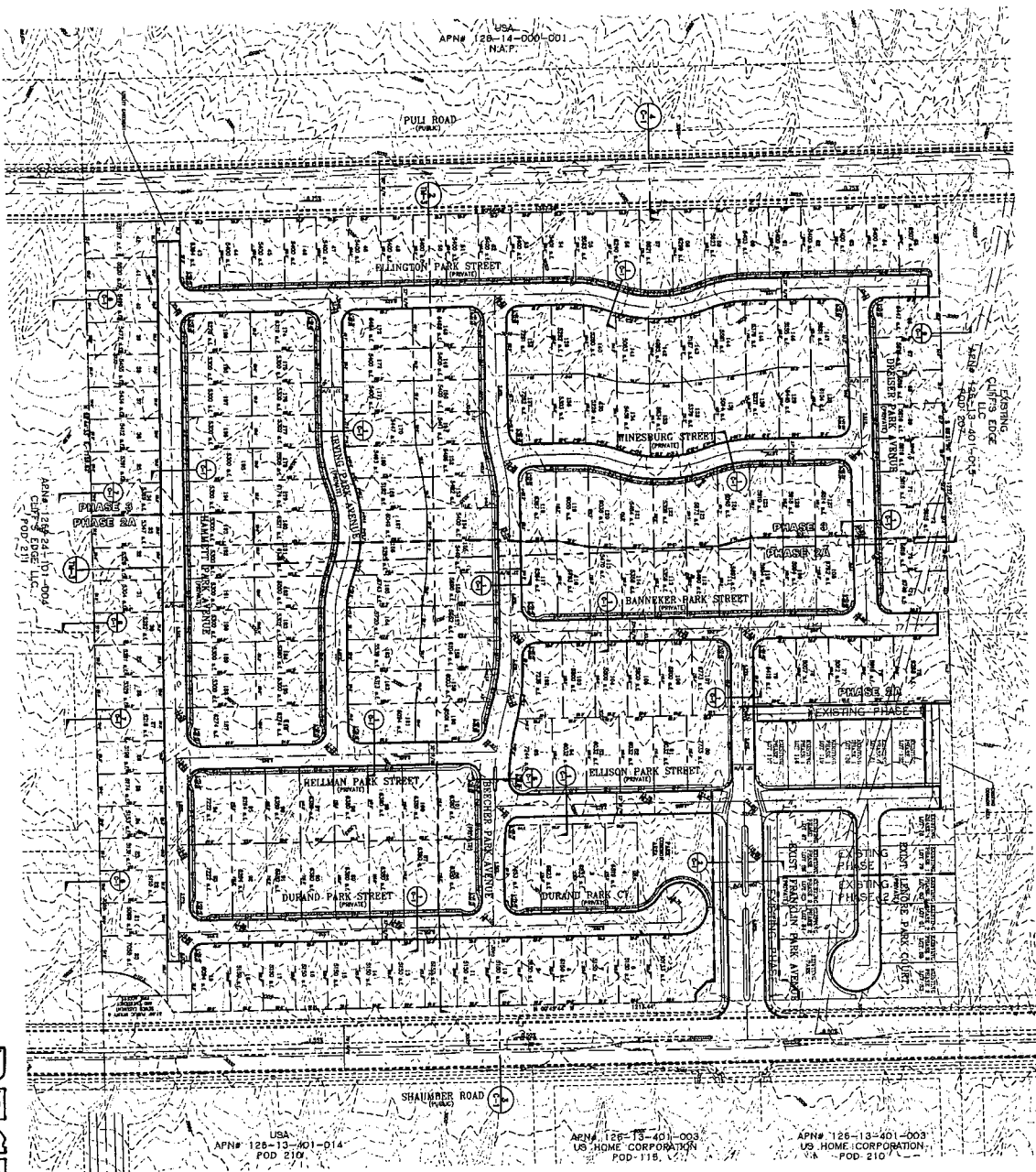
Plans (Approved Site Plan)



Separator Sheet

EOT-30799

RECEIVED
OCT 10 2006

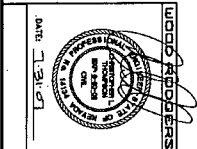
[illegible]

LEGAL DESCRIPTION

LOT 208 AND COASAL LOT 7th OF BLOCK 4, AS SHOWN BY MAP OF "CITY'S EXISTING PLANNING ON FILE IN BOOK 111, PAGE 88 OF PLATS IN THE COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA, LINDA ANDERSON, THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 36 EAST, N.E.1/4, CLARK COUNTY, NEVADA

[illegible]

BASIS OF BEARINGS



SHEET 2 OF 4	DRAWING TM-1	PROJECT NO. 913.00	TENTATIVE MAP FOR FRANKLIN PARK AT PROVIDENCE POD 209 GRADING PLAN	NEVADA
		CITY OF LAS VEGAS		

 WOOD RODGERS DEVELOPMENT - INNOVATIVE - DESIGN - SOLUTIONS 9900 Carlington Cross Dr. Ste. 102 Tel 702.434.2855 Las Vegas, NV, 89144 Fax 702.484.2897	DATE: <u>JULY 31, 2007</u>
	SCALE: _____
	DRAWN BY: <u>CAM, OGR</u>
	DESIGNED BY: <u>CAM</u>
	CHECKED BY: <u>CLT</u>

[illegible]

[illegible]

APN# 126-13-401-003
US HOME CORPORATION
POB 210

[illegible]

LEGAL DESCRIPTION

[illegible]

LEGEND

KEY MAP

KEY MAP

NOT TO SCALE

This architectural drawing shows a detailed elevation of a building facade. It features a symmetrical design with a central entrance area. The facade is composed of a grid of rectangular windows, with some larger openings on the right side. The drawing includes structural lines for the building's frame and a north arrow pointing towards the top right.



WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
9900 Covington Cross Dr., Ste. 102 Tel 703.434.2963

DATE: JULY 31, 2001
SCALE: 1"=80'
DRAWN BY: CAM, CGR
DESIGNED BY: CAM

CITY OF LAS VEGAS

APN# 126-13-413-018, 126-13-413-111 AND 126-13-495-003
 OWNER: COLEMAN-TOLL LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

EXHIBIT "B"

VACATION OF PUBLIC EASEMENTS IN SUPPORT OF
 "FRANKLIN PARK AT PROVIDENCE PHASE 2"

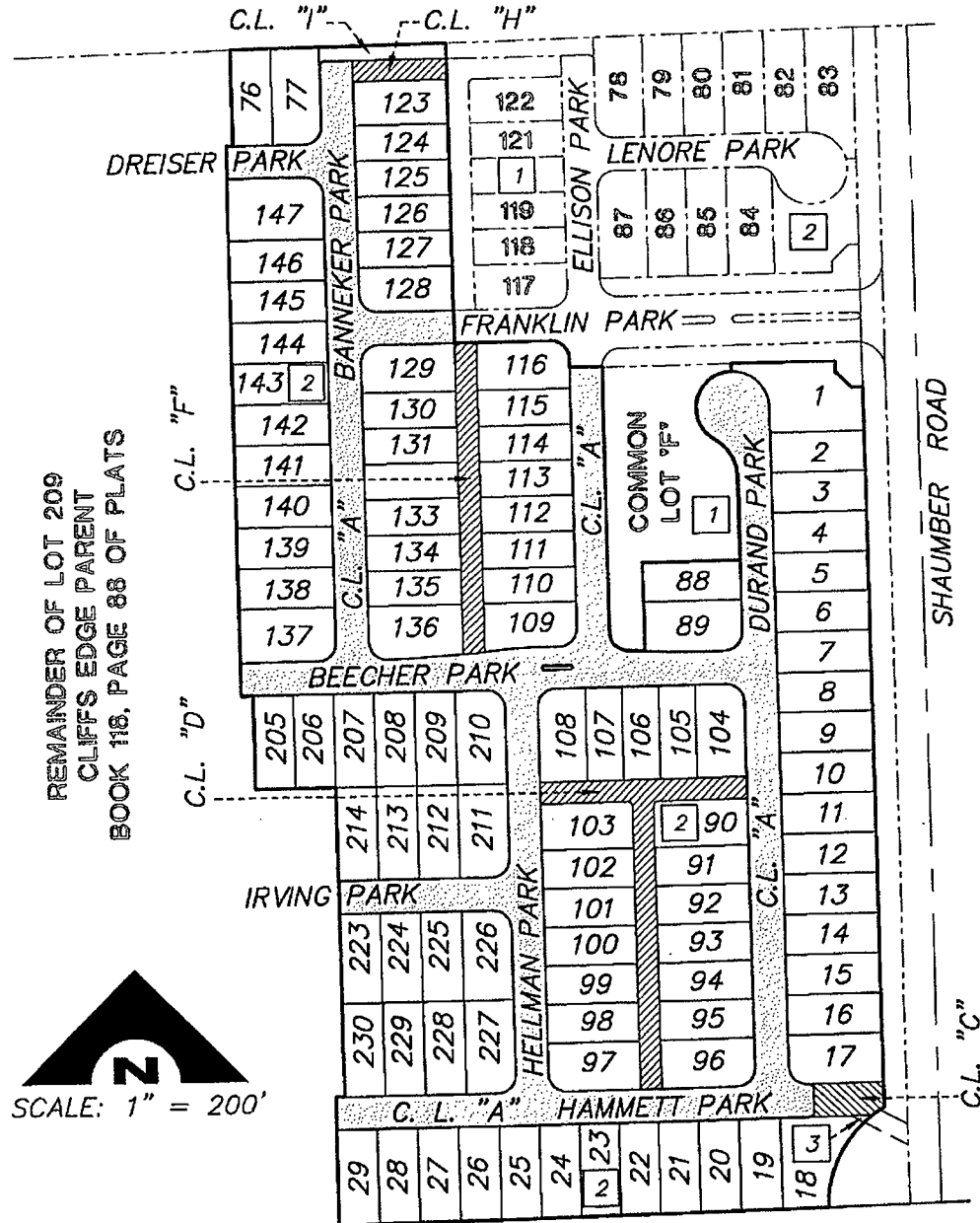
LYING WITHIN SECTION 13, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS,
 CLARK COUNTY, NEVADA

J:\Jobs\2153_FranklinPark\001_FP_Phase2A\Geomatics\legals_exhibits\fp2_vacX.dwg 7/30/07 3:48pm jkline

REMAINDER OF LOT 209

CLIFFS EDGE PARENT

BOOK 118, PAGE 88 OF PLATS

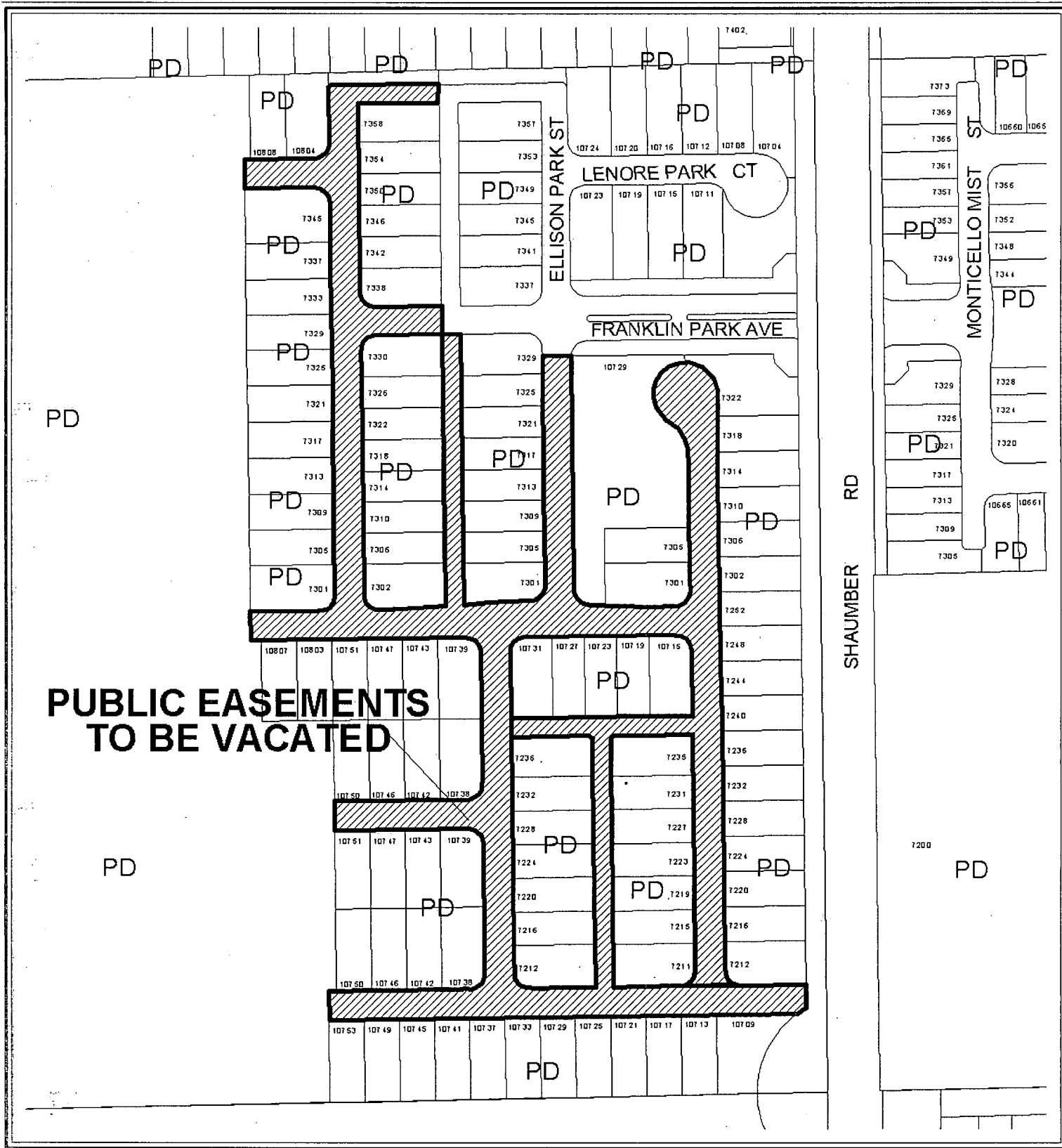


WOOD RODGERS
 ENGINEERING • MAPPING • PLANNING • SURVEYING

PAGE 1 OF 2

RECEIVED
 OCT 10 2008

EOT-30799
 12/04/08 PC



**PUBLIC EASEMENTS
TO BE VACATED**

0 3060 Feet



CASE: VAC-23569

**EOT-30799
12/04/08 PC**



APN Map



Separator Sheet

Deed



Separator Sheet

33
APN: 126-13-401-001
126-13-401-015 (portion)

Escrow No. 03-20-6016-112-LMH

R.P.T.T. \$ 65,453.40



20040831-0002439
Fee: \$18.00 RPTT: \$65,453.40
08/31/2004 11:21:57 T20040092471
Rec: CHICAGO TITLE
Frances Deane N/C: \$0.00
Clark County Recorder Pgs: 5

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

Chicago Title Agency of Nevada
1700 West Horizon Ridge Parkway
Suite 203
Henderson, Nevada 89012
Attention: Lorraine Hill

(Space above line for Recorder's use only)

GRANT BARGAIN AND SALE DEED

CLIFFS EDGE, LLC a Nevada limited liability company ("Grantor"), having an office at 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to COLEMAN-TOLL LIMITED PARTNERSHIP, a Nevada limited partnership, its successors and assigns, all right, title and interest in, to and under the tracts, pieces or parcels of real property situated in the County of Clark, State of Nevada, more particularly described in Attachment A attached hereto and incorporated herein by reference, together with all improvements thereon and all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

RESERVING UNTO Grantor all mineral rights, but without right of entry on the surface of such real property nor the right to drill, mine, store, explore or operate through the surface of such real property or within five hundred feet (500') from the surface of such real property;

SUBJECT TO current taxes and assessments and all covenants, conditions, restrictions, easements, encumbrances, liens and other matters of record.

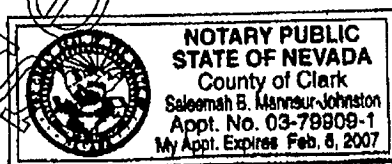
Dated as of the 25th day of August, 2004.

CLIFFS EDGE, LLC,
a Nevada limited liability company
By: Holdings Manager, LLC, a Nevada limited liability
company, its Manager

By: [Signature]
John A. Ritter, Manager

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on August 25, 2004, by John A. Ritter as Manager of Holdings Manager, LLC, a Nevada limited liability company, Manager of Cliffs Edge, LLC, a Nevada limited liability company.



[Signature]
(Signature of notarial officer)

ATTACHMENT "A"

TO GBS DEED

DESCRIPTION OF THE PROPERTY

ASSESSOR'S

COPY

Exhibit "A"

PARCEL A:

PARCELS 1 and 2:

Lot 209 in Block 4 of CLIFFS EDGE PARENT (a common interest community) as shown by map thereof on file in Book 118 of Plats, Page 88, in the Office of the County Recorder of Clark County, Nevada.

PARCEL B:

Non-exclusive easements for vehicular and pedestrian traffic, as provided for and subject to the terms and conditions as set forth in that certain "Master Declaration of Covenants Conditions and Restrictions and Reservation of Easements for Cliffs Edge (a Nevada Master Planned Community)", recorded October 15, 2003, in Book 20031015 as Document No. 02964, as Amended and Restated by that instrument recorded June 22, 2004 in Book 20040622 as Document No. 03301, of Official Records.

PARCEL C:

Non-exclusive easements, subject to the terms and conditions, as set forth in that certain "Declaration of Development Covenants and Restrictions", recorded 8-31-04 in Book 20040831 as Document No. 03144 of Official Records.

TOLL NORTH LV LLC

Business Entity Information			
Status:	Active	File Date:	12/20/2007 8:45:10 AM
Type:	Domestic Limited-Liability Company	Corp Number:	E0866982007-3
Qualifying State:	NV	List of Officers Due:	12/31/2008
Managed By:	Managers	Expiration Date:	

Registered Agent Information			
Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	6100 NEIL ROAD SUITE 500
Address 2:		City:	RENO
State:	NV	Zip Code:	89511
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

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

Officers		☐ Include Inactive Officers	
Manager - RICHARD T HARTMAN			
Address 1:	250 GIBRALTAR ROAD	Address 2:	
City:	HORSHAM	State:	PA
Zip Code:	19044	Country:	
Status:	Active	Email:	
Manager - GARY M MAYO			
Address 1:	1140 NORTH TOWN CENTER	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89144	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20070862764-52	# of Pages:	1
File Date:	12/20/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20080029378-39	# of Pages:	1
File Date:	01/15/2008	Effective Date:	
(No notes for this action)			

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

EOT-30799

Case Number: VAC-23569

APN: 126-13-413-001 thru 103,

Name of Property Owner: Toll South LV LLC (cont. from above) 126-13-413-111 thru 113

Name of Applicant: Toll Brothers - Toll South LV LLC

Name of Representative: RCI Engineering

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: _____

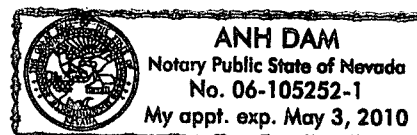
Chris Myers

Subscribed and sworn before me

This 7th day of October, 2008

ANH DAM

Notary Public in and for said County and State



Justification Letter



Separator Sheet

Toll Brothers
America's Luxury Home Builder

October 6, 2008

City of Las Vegas
Planning Department
731 S. Fourth Street
Las Vegas, Nevada 89131

Re: EXTENSION OF TIME VAC-23569
(Franklin Park at Providence)

To whom this may concern,

The following letter is intended to justify the request for extension of time for waiver VAC-23569. The notice of final action for this approval was filed on October 18, 2007 with the office of the Las Vegas City Clerk.

This application was for the vacation of public sewer and drainage easements. The application was submitted and approved concurrently with tentative map TMP-23567 and vacation WVR-23568.

Due to current market conditions this project has not yet progressed into final design. Based upon this an extension of one year is being requested to extend the time of this approval to match that of the approved Tentative Map.

Your consideration in this matter is greatly appreciated.

Sincerely,
Toll Brothers, Inc.



Craig Garhardt
Director of Land Development

EOT-30799
12/04/08 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time VAC-23569
 Project Address (Location) NW corner of Elkhorn Rd and Shaumber Rd
 Project Name Franklin Park (Amended Tentative Map) Proposed Use Residential
 Assessor's Parcel #(s) 126-13-410-010 and (see additional) Ward # 6
 General Plan: existing ML proposed ML Zoning: existing PD proposed PD
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 37.00 Lots/Units 215 Density 5.81
 Additional Information 126-13-413-001 thru 103, 126-13-413-111 thru 113

PROPERTY OWNER Toll North LV LLC Contact Craig Garhardt
 Address 1140 North Town Center Drive Suite 350 Phone: (702) 243-9800 Fax: (702) 243-9610
 City Las Vegas State NV Zip 89144

APPLICANT Toll North LV LLC Contact Craig Garhardt
 Address 1140 North Town Center Drive Suite 350 Phone: (702) 243-9800 Fax: (702) 243-9610
 City Las Vegas State NV Zip 89144

REPRESENTATIVE RCI Engineering & Surveying Contact Chris Zrinyi
 Address 3281 Highland Dr. Suite 810 Phone: (702) 453-0800 Fax: (702) 453-0801
 City Las Vegas State NV Zip 89109

Property Owner Signature* [Signature]

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

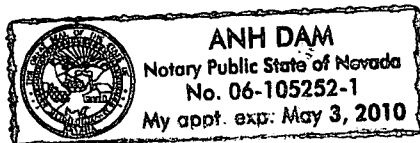
Print Name Chris Myers

Subscribed and sworn before me

This 7th day of October, 20 08.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EDT-30799</u>
Meeting Date:	<u>12/04/08 Admin</u>
Total Fee: \$	<u>300.00</u>
Date Received:*	<u>10/10/08</u>
Received By:	<u>[Signature]</u>

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

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**EOT Application****Report Date** 10/21/2008 11:17 AM**Submitted By**

Page 3

Inspections	Insp #	Insp Type	#	Ord/Grp	Assigned To	Call	Scheduled
		Preference		Inspected By	Comments		

There are no Inspections for this Report

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
	Comp By	Comments					

304412	B&S PLAN	0	N	10/21/2008 11:17
304413	DEVCO	0	N	10/21/2008 11:17
304414	FIRE COMM	0	N	10/21/2008 11:17
304416	FLOOD	0	N	10/21/2008 11:17
304417	LAND DEV	0	N	10/21/2008 11:17
304415	NEIGH P&S	0	N	10/21/2008 11:17
304422	ROW	0	N	10/21/2008 11:17
304419	SEWER	0	N	10/21/2008 11:17
304421	SID	0	N	10/21/2008 11:17
304420	SURVEY	0	N	10/21/2008 11:17
304423	TEFO	0	N	10/21/2008 11:17
304418	TRAFFIC	0	N	10/21/2008 11:17

Activity Review Details**Detail** SUBMITTAL CHECKLIST (EOT)**Modified By** NGOLDBERG**Modified Date/Time** 10/10/2008 14:51**Comments**

No Comments

Report Date 10/21/2008 11:17 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justificaton Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition Supervisor Required

Approval

Approved By Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project #

A/P Type

Status

Stage

Relation

No children exist for this project

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

EXTENSION OF TIME

N Will this go to the City Council?

Final City Council letter received

N Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type VAC

Parent Project # 23569

Hearing Type

Public, Non-Public or Admin? ADMIN

Staff Recommendation

Meeting Information

Meeting Grd
Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified by

Modified Date

YES Votes

NO Votes

ABSTENTIONS

12/04/2008

ADMIN

SCHEDULED

0

0

0

NGOLDBERG

10/10/2008

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**EOT Application****Report Date** 10/21/2008 11:17 AM**Submitted By**

Page 5

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

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

No children exist for this project

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

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	10/10/2008 14:57		0.00
	CHRIS THOMPSON; TOLL BROS; CK #08929146; 702-453-0800				

Model Home Details

No Model Home Details

Report Date 10/21/2008 11:17 AM

Submitted By

Page 1

A/P # 30799 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/10/2008 14:51	983953	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

EOT-30799 - EXTENSION OF TIME - VACATION - APPLICANT/OWNER: TOLL NORTH LV, LLC - Request for an Administrative Extension of Time of an approved Vacation (VAC-23569) which vacated public sewer and drainage easements generally located in portions of an existing residential subdivision adjacent to the northwest corner of Elkhorn Road and Shaumber Road, Ward 6 (Ross)

Parent A/P #	23569	Project/Phase Name	FRANKLIN PARK AT PROVIDENCE AM	Phase #	
Project #	30799	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 12613413001

Location

Owner/Tenant

Contact ID	AC1500046	Name	TOLL NORTH LV LLC	Organization	% TOLL BROTHERS INC
Mailing Address	250 GIBRALTAR RD			State/Province	PA
City	HORSHAM			Country	☐ Foreign
ZIP/PC	19044-2323			Evening Phone	
Day Phone				Mobile #	
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

7322 DURAND PARK ST
LAS VEGAS, 89166-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12613413001

Applicants/Contacts

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 10/21/2008 11:17 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1500046 ☐ Foreign
Effective Expire
Name TOLL NORTH L V L L C
Day Phone Eve Phone Organization % TOLL BROTHERS INC
Pager PIN # Position % A MITCHELL
Fax Mobile Profession
E-Mail
Address 250 GIBRALTAR RD
HORSHAM, PA 19044-2323
Seasonal Addr
Valid From To
Comments
No Comments

Contractors

Primary Y Capacity Type REP
Effective Expire
Contact ID 57051 Name RCI ENGINEERING AND SURVEYING
Phone (702)453-0800 Fax Address
3281 HIGHLAND DR 810
LAS VEGAS, NV 89109-
Comments
No Comments

License #	Type	Contact ID	Name
-----------	------	------------	------

No Company/Contractor Licenses

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
304412 B&S PLAN (BUILDING&SAFETY PLAN REVIEW)	Incomplete
304413 DEVCO (DEVELOPMENT COORDINATION)	Incomplete
304414 FIRE COMM (FIRE COMMUNICATION)	Incomplete
304416 FLOOD (FLOOD CONTROL)	Incomplete
304417 LAND DEV (LAND DEVELOPMENT)	Incomplete
304415 NEIGH P&S (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
304422 ROW (RIGHT-OF-WAY)	Incomplete
304419 SEWER (COLLECTION SYSTEMS PLANNING)	Incomplete
304421 SID (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
304420 SURVEY (SURVEY)	Incomplete
304423 TEFO (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
304418 TRAFFIC (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	10/10/2008 14:56	300.00

Total Unpaid

0.00

Total Paid

300.00