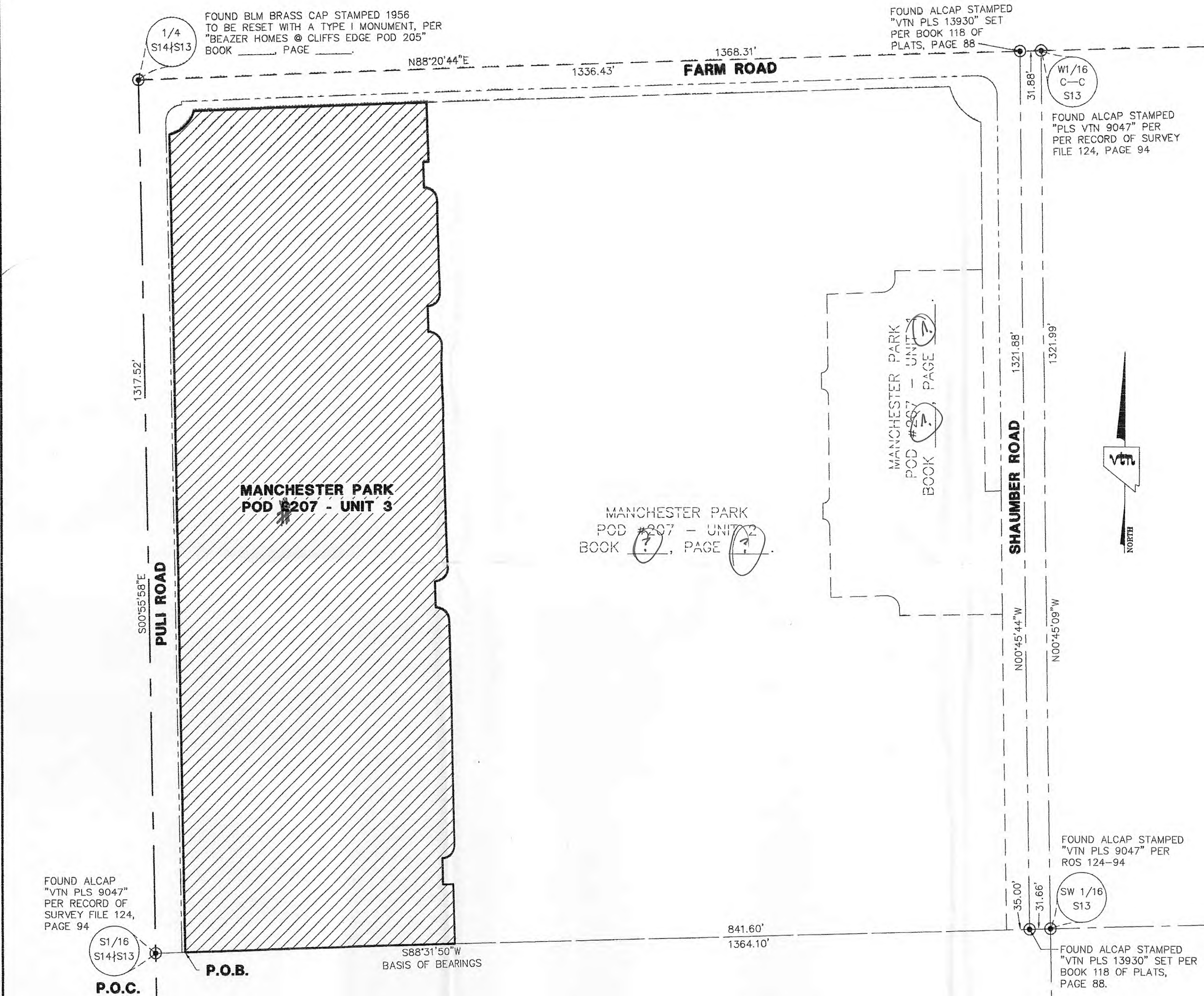


MANCHESTER PARK POD #207 - UNIT 3

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 207 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88,
LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13,
TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



COURSE TABLE		
LINE	BEARING	LENGTH
L1	S88°20'44\"W	8.08'
L2	S01°39'16\"E	29.00'
L3	S88°20'44\"W	56.88'
L4	S88°31'50\"W	144.73'
L5	S01°28'10\"E	29.00'
L6	N88°20'44\"E	135.37'
L7	N88°20'44\"E	136.98'
L8	N01°28'10\"W	59.54'
L9	N01°28'10\"W	59.46'
L10	S88°20'44\"W	137.41'
L11	N88°31'50\"E	141.34'
L12	S01°28'10\"E	59.50'
L13	S88°31'50\"W	140.83'
L14	N88°31'50\"E	34.63'
L15	S01°39'16\"E	39.00'
L16	S88°20'44\"W	0.26'
L17	S01°28'10\"E	39.00'
L18	N88°31'50\"E	16.32'

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	50.00'	53.87'	29.88'	61°43'38\"
C2	5.00'	7.85'	5.00'	90°00'00\"
C3	12.50'	19.52'	12.38'	89°27'48\"
C4	20.00'	31.67'	20.25'	90°43'19\"
C5	20.00'	31.16'	19.75'	89°16'41\"
C6	20.00'	31.48'	20.06'	90°11'07\"
C7	12.50'	19.63'	12.50'	90°00'00\"
C8	20.00'	31.35'	19.94'	89°48'53\"
C9	12.50'	19.75'	12.62'	90°32'12\"
C10	10.00'	15.61'	9.91'	89°27'48\"
C11	20.00'	31.60'	20.19'	90°32'12\"
C12	20.00'	31.23'	19.81'	89°27'48\"
C13	20.00'	31.42'	20.00'	90°00'00\"
C14	10.00'	15.80'	10.09'	90°32'12\"
C15	10.00'	15.58'	9.87'	89°16'41\"
C16	10.00'	15.83'	10.13'	90°43'19\"
C17	12.50'	19.59'	12.46'	89°48'53\"
C18	12.50'	19.68'	12.54'	90°11'07\"
C19	12.50'	19.48'	12.34'	89°16'41\"
C20	50.00'	49.61'	27.06'	56°51'04\"
C21	50.00'	4.26'	2.13'	4°52'34\"
C22	12.50'	19.79'	12.66'	90°43'19\"

RADIAL LINE TABLE	
LINE	BEARING
R1	N69°19'15\"W
R2	N74°11'49\"W
R3	S12°28'11\"E

LEGAL DESCRIPTION

MANCHESTER PARK POD 207 - UNIT 3

BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT 207 OF THAT CERTAIN PLAT OF "CLIFFS EDGE PARENT", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 118 OF PLATS, PAGE 88, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF COMMON TO SECTION 13 AND SECTION 14, SAID TOWNSHIP AND RANGE; THENCE NORTH 88°31'50" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 13, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°55'58" WEST, DEPARTING SAID SOUTH LINE, 1233.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 12°28'11" EAST; THENCE NORTHEASTERLY, 53.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°43'38"; THENCE NORTH 88°20'44" EAST, 352.37 FEET; THENCE SOUTH 01°39'16" EAST, 90.00 FEET; THENCE SOUTH 88°20'44" WEST, 8.08 FEET; THENCE SOUTH 01°39'16" EAST, 39.00 FEET, RADIALLY, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY, 31.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'06"; THENCE SOUTH 01°28'10" EAST, 139.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, 31.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°48'54"; THENCE SOUTH 88°20'44" WEST, 0.26 FEET; THENCE SOUTH 01°39'16" EAST, 39.00 FEET, RADIALLY, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY, 31.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'06"; THENCE SOUTH 01°28'10" EAST, 336.84 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 01°28'10" EAST, 39.00 FEET, RADIALLY, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY, 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 01°28'10" EAST, 337.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY, 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 01°28'10" EAST, 39.00 FEET; THENCE NORTH 88°31'50" EAST, 16.32 FEET; THENCE SOUTH 01°28'10" EAST, 90.00 FEET TO THE AFOREMENTIONED SOUTH LINE; THENCE SOUTH 88°31'50" WEST, ALONG SAID SOUTH LINE, 410.84 FEET TO THE POINT OF BEGINNING.

CONTAINING: 11.76 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

W.O. 6530-3
SHEET 4 OF 4
JAH

SURVEY ANALYSIS

SCALE: 1" = 100'

LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- FOUND MONUMENT AS INDICATED
- SUBDIVISION BOUNDARY LINE
- SITE DEVELOPMENT BOUNDARY LINE
- STREET CENTERLINE
- N.A.P. NOT A PART

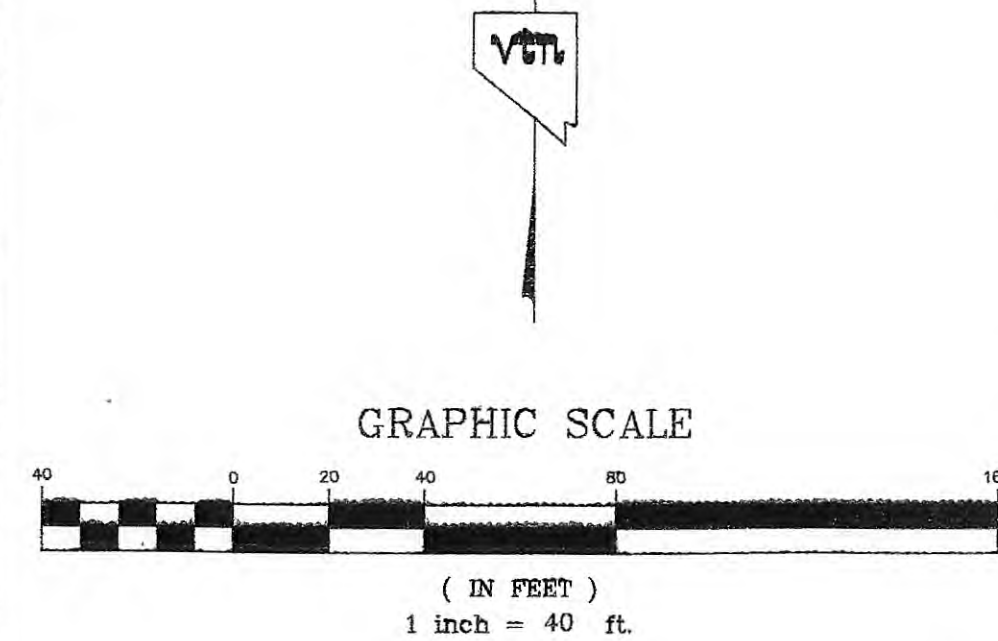
ACT	DATE	BY	REVISION

MANCHESTER PARK POD #207 - UNIT 2

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 207 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88, TOGETHER WITH ADDITIONAL ACREAGE, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SEE SHEET 2 OF 4 FOR CONTINUATION



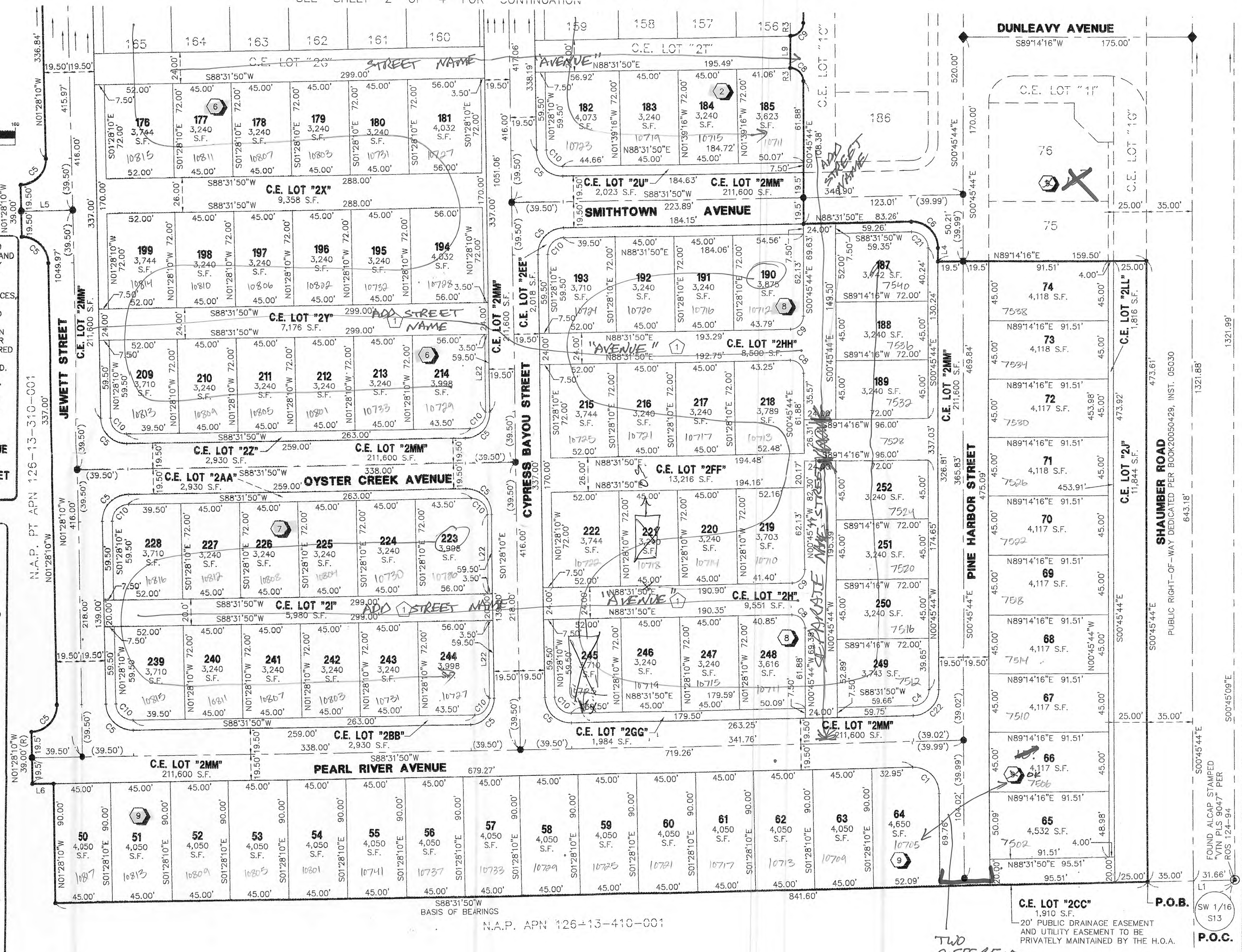
NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "VTN PLS 13930" ON BLOCK WALLS AND ALL FRONT OR SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
- NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES, OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY RESTRICTION ZONE, UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL, OR PAVEMENT STREET SURFACE TO BE PRIVATELY MAINTAINED.
- THE FOLLOWING INTERIOR STREETS ARE PRIVATE STREETS, PUBLIC UTILITY EASEMENTS (P.U.E.), CITY OF LAS VEGAS DRAINAGE EASEMENTS (TO BE PRIVATELY MAINTAINED BY THE H.O.A.) AND CITY OF LAS VEGAS SEWER EASEMENTS, AND COMMON ELEMENT LOT "2MM".

GRAND HARBOR STREET / JEWETT STREET
MONACO BEACH AVENUE / OYSTER CREEK AVENUE
PINE HARBOR STREET / SMITHTOWN AVENUE
SHADY HARBOR AVENUE / CYPRESS BAYOU STREET
BAYPORT AVENUE / PEARL RIVER AVENUE

LEGEND

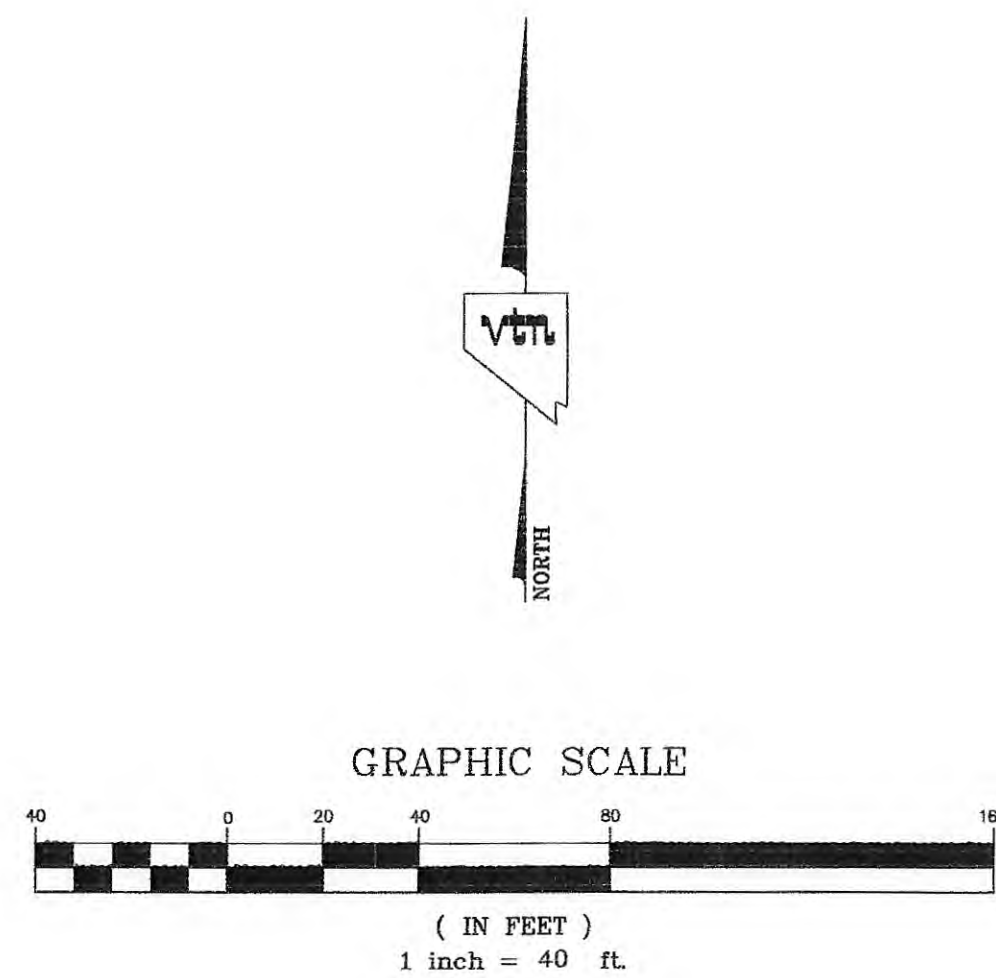
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
126	LOT NUMBER / RESIDENTIAL LOTS = 152 COMMON ELEMENT LOTS = 36 TOTAL LOTS = 188
⊙	FOUND MONUMENT AS INDICATED
▲	SET TYPE III MONUMENT - 5/8" REBAR AND ALUMINUM CAP STAMPED "VTN PLS 13930" WITH REFERENCE MONUMENTS SET IN THE TOP OF CURB UPON COMPLETION OF CONSTRUCTION.
●	SET 5/8" REBAR AND ALUMINUM CAP STAMPED "VTN PLS 13930"
•	SET NAIL & BRASS TAG "VTN PLS 13930" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES.
---	SUBDIVISION BOUNDARY LINE
---	SITE DEVELOPMENT BOUNDARY LINE
---	STREET CENTERLINE
---	LOT LINE
---	PRIVATE STREET
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE AS NOTED
S.F.	SQUARE FEET
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R1	RADIAL LINE NUMBER
C3	CURVE NUMBER
L1	COURSE NUMBER
N.A.P.	NOT A PART
CE	COMMON ELEMENT
H.O.A.	HOME OWNER'S ASSOCIATION
(PROD.)	PRODUCED LINE
1	PRIVATE DRIVE, LIMITED USE COMMON ELEMENT, CITY OF LAS VEGAS DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED BY THE H.O.A.), PUBLIC UTILITY EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT.
1	BLOCK NUMBER



MANCHESTER PARK POD #207 - UNIT 3

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 207 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88,
LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13,
TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



LEGEND

- P.O.C.** POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
126 LOT NUMBER / RESIDENTIAL LOTS = 86
COMMON ELEMENT LOTS = 16
TOTAL LOTS = 102
- FOUND MONUMENT AS INDICATED
- ◆ 5/8" REBAR AND ALUMINUM CAP STAMPED "VTN PLS 13930" SET PER "MANCHESTER PARK POD #207 - UNIT 2" BOOK 118, PAGE 88
- SET 5/8" REBAR AND ALUMINUM CAP STAMPED "VTN PLS 13930"
- SET NAIL & BRASS TAG "VTN PLS 13930" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES.
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- LOT LINE
- PRIVATE STREET
- ADJOINING PROPERTY LINE
- EASEMENT LINE AS NOTED
- S.F. SQUARE FEET
P.U.E. PUBLIC UTILITY EASEMENT
(R) RADIAL BEARING
R1 RADIAL LINE NUMBER
C3 CURVE NUMBER
L1 COURSE NUMBER
N.A.P. NOT A PART
CE COMMON ELEMENT
H.O.A. HOME OWNER'S ASSOCIATION
(PROD.) PRODUCED LINE
- 1 PRIVATE DRIVE, LIMITED USE COMMON ELEMENT, CITY OF LAS VEGAS DRAINAGE EASEMENT (TO BE PRIVATELY MAINTAINED BY THE H.O.A.), PUBLIC UTILITY EASEMENT AND CITY OF LAS VEGAS SEWER EASEMENT.
- 1 BLOCK NUMBER

NOTES:

- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG STAMPED "VTN PLS 13930" ON BLOCK WALLS AND ALL FRONT OR SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
- THE FOLLOWING INTERIOR STREETS ARE PRIVATE STREETS, PUBLIC UTILITY EASEMENTS (P.U.E.), CITY OF LAS VEGAS DRAINAGE EASEMENTS (TO BE PRIVATELY MAINTAINED BY THE H.O.A.) AND CITY OF LAS VEGAS SEWER EASEMENTS, AND COMMON ELEMENT LOT "3P".

MONACO BEACH AVENUE / BEACH BEND AVENUE
RIVERMEADE STREET / PEARL RIVER AVENUE
TAYLOR CREST AVENUE

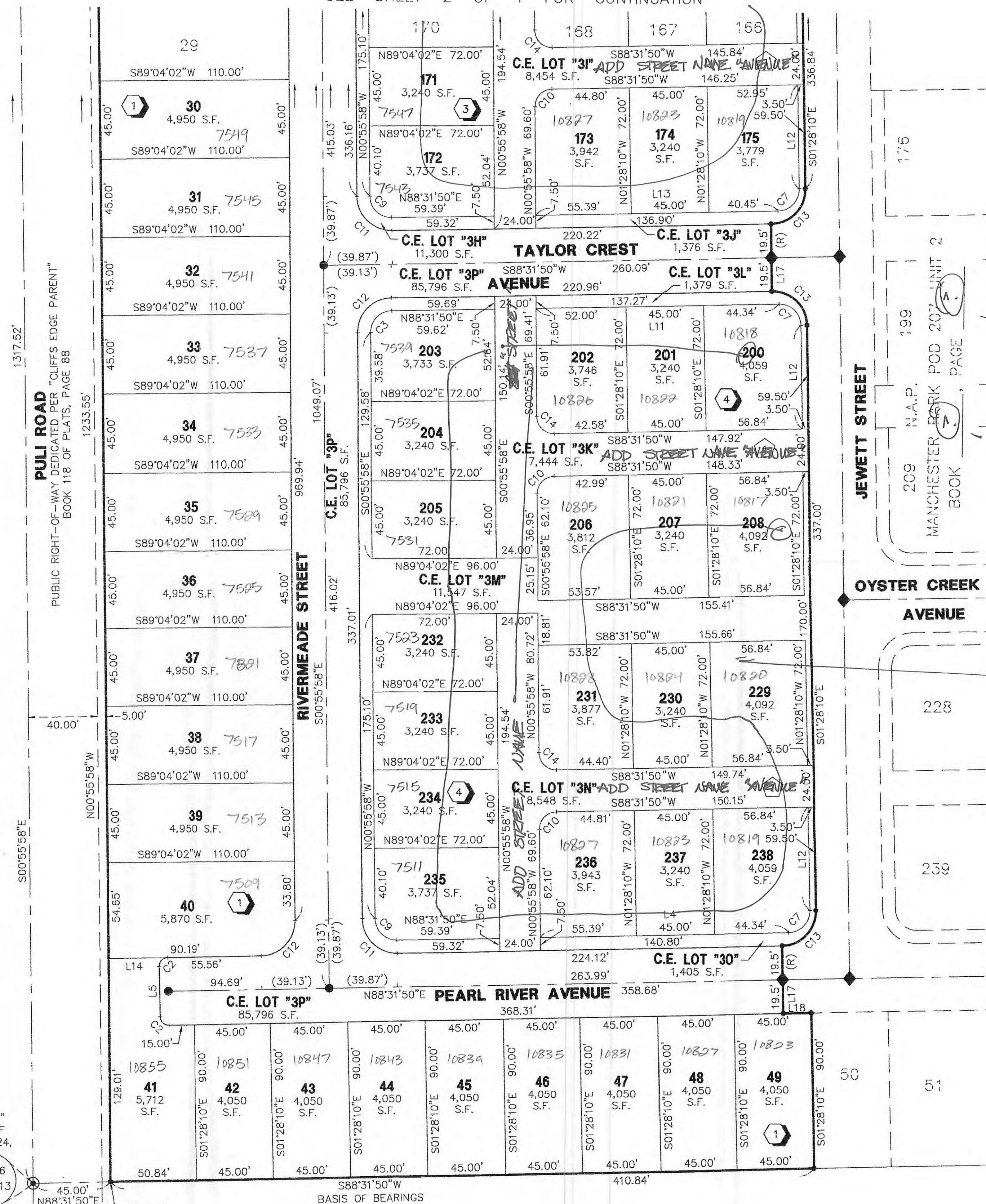
FOUND ALCAP
"VTN PLS 9047"
PER RECORD OF
SURVEY FILE 124,
PAGE 94

S1/16
S14/S13

P.O.C.

P.O.B.

SEE SHEET 2 OF 4 FOR CONTINUATION



N.A.P. APN 126-13-410-001

W.O. 6530-3
SHEET 3 OF 4

JAH

MANCHESTER PARK POD #207 - UNIT 3

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 207 OF CLIFFS EDGE PARENT, BOOK 118, PAGE 88,
LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13,
TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

FOUND BLM BRASS
CAP STAMPED 1956
TO BE RESET WITH A
TYPE I MONUMENT, PER
"BEAZER HOMES @ CLIFFS
EDGE POD 205"
BOOK _____ PAGE _____

1/4
S14/S13

FARM ROAD
PUBLIC RIGHT-OF-WAY DEDICATED PER "CLIFFS EDGE PARENT"
BOOK 118 OF PLATS, PAGE 88

FOUND ALCAP STAMPED
"VTN PLS 13930" SET
PER BOOK 118 OF
PLATS, PAGE 88

FOUND ALCAP STAMPED
"PLS VTN 9047" PER
PER RECORD OF SURVEY
FILE 124, PAGE 94

LEGEND

- 126** LOT NUMBER / RESIDENTIAL LOTS = 86
COMMON ELEMENT LOTS = 16
TOTAL LOTS = 102
- FOUND MONUMENT AS INDICATED
- ◆ 5/8" REBAR AND ALUMINUM CAP STAMPED
"VTN PLS 13930" SET PER "MANCHESTER PARK
POD #207 - UNIT 2" BOOK _____ PAGE _____
- SET 5/8" REBAR AND ALUMINUM CAP
STAMPED "VTN PLS 13930"
- SET NAIL & BRASS TAG "VTN PLS 13930"
OR SAW CUT TOP OF CURB ON THE
PROLONGATION OF PROPERTY LINES.
- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- LOT LINE
- PRIVATE STREET
- ADJOINING PROPERTY LINE
- EASEMENT LINE AS NOTED
- S.F. SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R1 RADIAL LINE NUMBER
- C3 CURVE NUMBER
- L1 COURSE NUMBER
- N.A.P. NOT A PART
- CE COMMON ELEMENT
- H.O.A. HOME OWNER'S ASSOCIATION
- (PROD.) PRODUCED LINE
- 1 PRIVATE DRIVE, LIMITED USE COMMON ELEMENT,
CITY OF LAS VEGAS DRAINAGE EASEMENT (TO
BE PRIVATELY MAINTAINED BY THE H.O.A.),
PUBLIC UTILITY EASEMENT AND CITY OF LAS
VEGAS SEWER EASEMENT.
- 1 BLOCK NUMBER

NOTES:

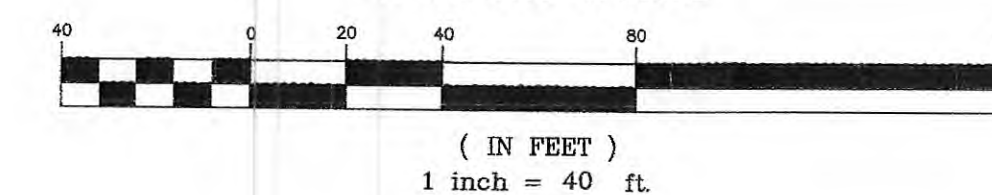
- ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS
TAG STAMPED "VTN PLS 13930" ON BLOCK WALLS AND ALL FRONT
OR SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED
BY THE SAW CUTTING OF THE BACK OF CURBS ON THE
PROLONGATION OF THE PROPERTY LINES.
- THE FOLLOWING INTERIOR STREETS ARE PRIVATE STREETS,
PUBLIC UTILITY EASEMENTS (P.U.E.), CITY OF LAS VEGAS
DRAINAGE EASEMENTS (TO BE PRIVATELY MAINTAINED BY THE
H.O.A.) AND CITY OF LAS VEGAS SEWER EASEMENTS, AND
COMMON ELEMENT LOT "3P".

**MONACO BEACH AVENUE / BEACH BEND AVENUE
RIVERMADE STREET / PEARL RIVER AVENUE
TAYLOR CREST AVENUE**

NUMBER LOTS IN
SEQUENCE

- DIRECT VEHICULAR ACCESS TO FARM ROAD AND PULL ROAD
THROUGH COMMON ELEMENTS FROM
ADJOINING LOTS IS PROHIBITED.
- DIRECT VEHICULAR ACCESS TO PULL ROAD
FROM ADJOINING LOTS IS PROHIBITED.

GRAPHIC SCALE



ACT	DATE	BY	REVISION
1	10/17	JAH	REVISE HAMMERHEADS
2	10/31	JAH	REVISED LOTS 11-18 / C.E. LOT "3A"

SEE SHEET 3 OF 4 FOR CONTINUATION

W.O. 6530-3
SHEET 2 OF 4
JAH

MANCHESTER PARK POD #207 - UNIT 3

(A COMMON INTEREST COMMUNITY)

BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOT 207 OF "CLIFFS
EDGE PARENT," BOOK 118, PAGE 88, LOCATED WITHIN THE NORTHWEST
QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

KB HOME NEVADA INC., A NEVADA CORPORATION, DOES HEREBY
CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN
UPON THE PLAT OF "MANCHESTER PARK POD 207 - UNIT 3", AND DOES
HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE PLAT AND DOES
HEREBY OFFER AND DEDICATE ALL EASEMENTS, AND RIGHTS-OF-WAY, AS INDICATED
AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC; NO PART OF THE PARCELS
MARKED "NOT A PART" IS OFFERED FOR DEDICATION.

FURTHERMORE, THE ABOVE NAMED OWNER OF THE WITHIN PLATTED LANDS DOES
HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND SPRINT, JOINTLY
AND SEVERALLY, AND TO SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY
WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR
RESPECTIVE SUCCESSORS AND ASSIGNS: (i) A PERMANENT EASEMENT WITHIN THE
AREA SHOWN AS COMMON ELEMENTS; (ii) A THREE-FOOT WIDE EASEMENT ON ALL
SIDE PROPERTY LINES AND UNDERGROUND SERVICES TO METER PANELS; (iii) AN
EASEMENT ALONG ALL PROPERTY LINES ABUTTING PUBLIC STREETS, EXCEPTING
THEREFROM ANY PORTION LYING WITHIN A BUILDING OUTLINE, WHERE NO
SIDEWALKS EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A
LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT
ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC STREET; WHERE
SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE
RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES,
FROM THE BACK OF ANY STREET FRONTAGE SIDEWALKS, FOR ABOVE GROUND
TRANSFORMER PADS; ABOVE GROUND TELEPHONE EQUIPMENT PADS AND WATER
FACILITIES; AND (iv) A TWO FOOT WIDE EASEMENT AROUND TRANSFORMER PADS
AND ABOVE GROUND TELEPHONE EQUIPMENT PADS WITHIN THE PLATTED LANDS,
FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR
ABANDONMENT OF STREET LIGHTS AND FIRE HYDRANTS, AND UNDERGROUND POWER,
TELEPHONE, GAS, WATER, AND CABLE T.V. LINES AND APPURTENANCES,
TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

FURTHER, THE ABOVE NAMED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY
OF LAS VEGAS AND ITS SUCCESSORS AND ASSIGNS: (i) 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, CONDUITS, TRAFFIC SIGNALS, AND APPURTENANCES,
THERE TO; (ii) AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM
EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNAL AND
APPURTENANCES, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT, IF NECESSARY,
TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

FURTHERMORE, PEDESTRIAN WALKWAY EASEMENTS ARE HEREBY GRANTED OVERLYING
ALL SIDEWALKS CONSTRUCTED WITHIN THE BOUNDARY OF THIS SUBDIVISION
INCLUDING MEANDERING SIDEWALKS WITHIN COMMON ELEMENT LOTS ABUTTING
PUBLIC STREETS TOGETHER WITH REASONABLE ACCESS TO SAID SIDEWALKS.

KB HOME NEVADA INC., A NEVADA CORPORATION, BY:

LISA KREMER
DIRECTOR OF FORWARD PLANNING

DATE

ACKNOWLEDGEMENT

STATE OF NEVADA } } SS
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 200____,
BY _____, AS _____ OF
KB HOME NEVADA INC., A NEVADA CORPORATION

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

DISTRICT BOARD OF HEALTH CERTIFICATE

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

DISTRICT BOARD OF HEALTH

DATE

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

M. NORDO WHEELER A.I.C.P.
I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE
TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO; THAT THE MAP
COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL
CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP
WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED BY THE PLANNING AND
DEVELOPMENT DEPARTMENT OF THE CITY OF LAS VEGAS, NEVADA, ON THE
_____ DAY OF _____, 200____.

DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

DATE

CERTIFICATE OF CITY SURVEYOR

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY
CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF "MANCHESTER
PARK POD #207 - UNIT 3", AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

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

LEGAL DESCRIPTION

MANCHESTER PARK POD #207 - UNIT 3

SEE SHEET 4 OF 4 FOR LEGAL DESCRIPTION.

SURVEY ANALYSIS

SEE SHEET 4 OF 4 FOR SURVEY ANALYSIS

BASIS OF BEARINGS

SOUTH 88°31'50" WEST, BEING THE SOUTH LINE OF NORTHWEST QUARTER (NW 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH,
RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN
ON "CLIFFS EDGE PARENT" ON FILE IN THE OFFICE OF THE COUNTY RECORDER,
CLARK COUNTY, NEVADA, IN BOOK 118 OF PLATS, AT PAGE 88.

DIVISION OF WATER RESOURCES CERTIFICATE

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.

DIVISION OF WATER RESOURCES -

DATE

SURVEYOR'S CERTIFICATE

I, VERNON C. LITTLE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE
STATE OF NEVADA, AS AN AGENT FOR VTN NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER
MY DIRECT SUPERVISION AT THE INSTANCE OF KB HOME NEVADA, INC.,
A NEVADA CORPORATION.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 19
SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY,
NEVADA AND THE SURVEY WAS COMPLETED ON APRIL 15TH, 2005.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY
LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY
GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN,
OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY

VERNON C. LITTLE, P.L.S.
NEVADA LICENSE NO. 13930



CERTIFICATE OF EASEMENT RECIPIENTS

WE, THE HEREIN NAMED EASEMENT RECIPIENTS, APPROVE THE GRANT OF THE
DESIGNATED EASEMENTS.

COX COMMUNICATIONS LAS VEGAS, INC.- DATE

NEVADA POWER COMPANY - DATE

SPRINT- DATE

SOUTHWEST GAS CORPORATION - DATE

LAS VEGAS VALLEY WATER DISTRICT - DATE

CITY OF LAS VEGAS - CHARLES KAJKOWSKI, P.E. 4784
CITY ENGINEER 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.
NRS 278.5695

FMP -10967

NO. _____
FILED AT THE REQUEST OF :
VTN nevada
DATED _____ AT _____ M
BOOK _____ PAGE _____
OF PLATS
OFFICIAL RECORDS BOOK, NO. _____
CLARK COUNTY, NEVADA RECORDS
FRANCES DEANE, RECORDER
FEE \$ _____ DEPUTY _____

W.O. 6530-3
SHEET 1 OF 4
JAH

STAFF

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

February 1, 2006

Ms. Janet Love
KB Home Nevada, Inc.
5655 Badura Avenue
Las Vegas, Nevada 89118

RE: FMP-10967 - Manchester Park Pod #207 - Unit 3

Dear Ms. Love:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on February 1, 2006.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map for **Manchester Park Pod #207** (TMP-6609).
2. The Final Map for Manchester Park Pod #207 Unit 2 shall record prior to the approval of this Final Map as required by the Planning and Development Department and Department of Public Works.
3. The Final Map shall be revised in accordance with the corrections as required by the Planning and Development Department prior to the submittal of the original mylar for signature by the City.

Public Works

4. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of this Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
5. Effective immediately revise all City Engineer signature blocks to read;

Jorge Cervantes, P.E. #13977, P.T.O.E.
Date
City Engineer

6. In the Owner's Certificate, remove the Pedestrian Walkway paragraph.
7. On sheet 1, add the Final Map number, FMP-10938, above the County Recordation block.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lais Tarkanian
Steven D. Rass

City Manager
Douglas A. Selby



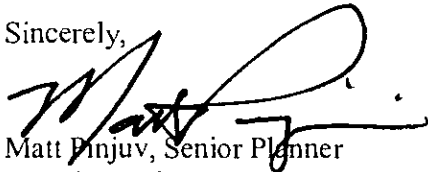


Ms. Janet Love
FMP-10967 - Page Two
February 1, 2006

8. In the legend on sheet 2, add the words "Private Street" so that the conditions read "Private Drives/Private Streets".
9. On sheet 2, Common Element Lot "3H" shall be granted as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
10. On sheet 3, Common Element Lot "3M" shall be granted as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
11. In "Pentagonal" note 1 in the legend, provide an explanation of the limits of "Limited Use Common Element".
12. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. Revise drawings as necessary.
13. Site development to comply with all previous conditions of approval for the Manchester Park Tentative Map (TMP-5710).
14. 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 right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

This action by the Planning and Development Department on February 1, 2006 is final unless a written appeal is filed with the Director of Planning and Development within seven days of receiving written notice of the decision. A nonrefundable fee must accompany the appeal. The Planning Commission shall hear the appeal within 30 days after the appeal is filed with the Director.

Sincerely,



Matt Pinjuv, Senior Planner
Planning and Development Department
Current Planning Division

MP:clb

cc: Ms. Jessica Flores
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146



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: February 1, 2006
Re: **FMP-10967** Manchester Park Pod #207 Unit 3 SEC Farm Rd. & Puli Rd.
Request for a Final Map Technical Review

COMMENTS:

We note that an accepted Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works, however, an update to the master drainage study has not been approved. We also note that an approved Traffic Impact Analysis is on file with the Traffic Engineering Division for the Manchester Park Subdivision.

CONDITIONS OF APPROVAL:

1. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of this Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
2. The Final Map for Manchester Park Pod #297 Unit 2 shall record prior to the recordation of this Final Map to provide legal access.
3. Effective immediately revise all City Engineer signature blocks to read;

Jorge Cervantes, P.E. #13977, P.T.O.E. Date
City Engineer

4. In the Owner's Certificate, remove the Pedestrian Walkway paragraph.
5. On sheet 1, add the Final Map number, FMP-10938, above the County Recordation block.
6. In the legend on sheet 2, add the words "Private Street" so that the conditions reads "Private Drives/Private Streets".
7. On sheet 2, Common Element Lot "3H" shall be granted as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
8. On sheet 3, Common Element Lot "3M" shall be granted as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
9. In "Pentagonal" note 1 in the legend, provide an explanation of the limits of "Limited Use Common Element".
10. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. Revise drawings as necessary.
11. Site development to comply with all previous conditions of approval for the Manchester Park Tentative Map (TMP-5710).
12. 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 right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.



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**

1/18/2006 12:49:53 PM

FIRM: VTN Engineers

ENTITY: City Of Las Vegas Planning

SUBDIVISION: Manchester Park POD #207

PLANNING No.: FMP-10967

DESCRIPTION: Unit 3

REF NO: 11935

Street Name	Street Type	Disposition
Jewett		Extension of existing street
Monaco Beach		Extension of existing street
Oyster Creek		Extension of existing street
Pearl River		Extension of existing street
Beach Bend		Approved
Taylorcrest		Approved
Rivermacle		Approved



1

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

FMP-10967

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	LUCIEN PAET	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
FIRE COMMUNICATIONS		500 CASINO CENTER
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT
LAS VEGAS VALLEY WATER DISTRICT
UNITED STATES POSTAL SERVICE

WALTER ROSS

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOCIATE ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT**



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

12/22/05

FMP-10967 - MANCHESTER PARK POD# 207 UNIT 3 - Request for a FINAL MAP TECHNICAL REVIEW FOR A 86 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.76 acres adjacent to the southeast corner of Farm Road and Puli Road, PD (Planned Development) Zone, Ward 6 (Ross).

CASE PLANNER: MATT PINJUV 229-6793



ADMINISTRATIVE

Comments Due: JANUARY 3, 2005

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 MATT PINJUV (mpinjuv@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:



TRANSMITTAL

December 20, 2005

To: VTN NEVADA ATTN: KENNETH F. NICHOLSON, P.E.	From: JESUS CARBONEL LAND DEVELOPMENT
Subject: MANCHESTER PARK POD #7 UNIT 3	Copies to: FILE: SUBD

WE TRANSMIT HEREWITH FOR YOUR:

☐ REVIEW AND COMMENT ☐ INFORMATION ☒ FOR YOUR USE
☐ APPROVAL ☐ REFERENCE

THE FOLLOWING:

HANSEN #8421

DESCRIPTION	# OF COPIES	DATE
LAND DEVELOPMENT REDLINE FIRST REVIEW	1 SET	
FIRE DEPARTMENT REDLINE	1 SET	
PLANNING REDLINE WITH MEMO OF COMMENTS	1 SET	

REMARKS:

Your attention is directed to the comments on the cover sheet of Land Development Redline for compliance and instructions. KEEP the Planning and Fire Redlines, address all their comments and bring their respective Redlines when you obtain their approval on mylars. If any questions please call me at 229-4730.

BY: JESUS CARBONEL

TITLE: SENIOR ENG. ASSOCIATE

731 SOUTH 4TH STREET- LAS VEGAS - NEVADA 89101-2986
(702) 229-6371 - (702) 386-9108 (TDD) (702) 383-9767 (FAX)



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 12, 2005

Ms. Janet Love
KB Home Nevada, Inc.
750 Pilot Road, Suite #F
Las Vegas, Nevada 89119

**RE: ABEYANCE - TMP-6609 - TENTATIVE MAP - MANCHESTER
PARK POP # 207**

Dear Ms. Love:

Your request for a Tentative Map FOR A 252 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.4 acres adjacent to the southwest corner of Farm Road and Shaumber Road (APN 126-13-301-005, 006 and 126-13-310-001), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on August 11, 2005.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of Waiver WVR-6643 by the City Council.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. The applicant shall submit a revised site plan that indicates the on-street guest spaces to be striped and ensure that they meet the dimensional requirements of the ITE Traffic Engineering Handbook (4th edition).
4. All development shall conform to the Conditions of Approval for Rezoning ZON-2184, the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.
5. Street names must be provided in accord with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Torkanian
Steven D. Ross

City Manager
Douglas A. Selby





7. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

8. Dedicate 35 feet of right-of-way adjacent to this site for Shaumber Road where no right-of-way currently exists and provide a 25-foot wide common element adjacent to the right-of-way dedication to accommodate the Providence master planned street corridor to be privately maintained by the Homeowner's Association for this site or the association created by the Master Developer.
9. Grant pedestrian access easements for all sidewalks located outside of the public street right-of-way by adding the following note to the Final Map for this site: A minimum 5 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 street right-of-way, together with the right of ingress thereto and egress there from these easements.
10. If not already constructed by the Master Developer, construct the full width street improvements on Puli Road and half street improvements on Shaumber Road and Farm Road, including appropriate overpaving, adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).



11. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way on Puli Road, Shaumber Road, and Farm Road adjacent to this site concurrent with development of this site.
12. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road, and Farm Road public rights-of-way adjacent to this site.
13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and #225.
14. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
16. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
17. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).



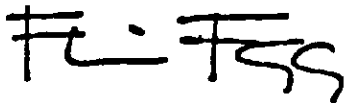
20. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
22. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, the "Sight Distance Along Shaumber Road within Cliff's Edge" design document dated March 4, 2004, WVR-6643 and all other applicable site-related actions.
23. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



Ms. Janet Love
TMP-6609 - Page Five
August 12, 2005

This action by the Planning Commission on August 11, 2005 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flinn Fagg', with a stylized, cursive script.

Flinn Fagg, Planning Manager
Planning and Development Department
Current Planning Division

FF:clc

cc: Ms. Jessica Flores
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146



Report Date 12/23/2005 10:28 AM

Submitted By

Page 1

A/P # 10967 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/21/2005 13:05	981653	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

FMP-10967 - MANCHESTER PARK POD# 207 Unit 3 - Request for a FINAL MAP TECHNICAL REVIEW FOR A 86 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.76 acres adjacent to the southeast corner of Farm Road and Puli Road, PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P # 6609
Project # 10967 Project/Phase Name MANCHESTER PARK POD #207 UNIT3 Phase #
Size/Area 11.76 ACRES Size Description
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12613310001

Location

Owner/Tenant

Contact ID AC1071477 Name K B HOME NEVADA INC
Mailing Address 5655 W BADURA AVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89118-4705 Country ☐ Foreign
Day Phone (702)266-8400 x Evening Phone
Fax (702)266-8623 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12613310001

Applicants/Contacts



City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**FMP Application****Report Date** 12/23/2005 10:28 AM**Submitted By**

Page 2

Applicants/Contacts

Primary N	Capacity OTHER	Other	REP	Contact ID AC428335 ☐ Foreign
Effective	Expire			
Name VTN NEVADA				
Day Phone (702) 873-7550 x	Eve Phone			Address 2727 S RAINBOW BLVD
Pager	PIN #			LAS VEGAS
Fax (702) 362-2597	Mobile			NV
E-Mail http://www.vtnnv.com				89146-5148
Organization	Position	Profession		
Seasonal Addr				

Valid From **To**
Comments

Jessica Flores - ph 873-7550



City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**FMP Application****Report Date** 12/23/2005 10:28 AM**Submitted By**

Page 3

Applicants/Contacts

Primary Y **Capacity** OWNER **Contact ID** AC1071477 ☐ **Foreign**
Effective **Expire**
Name K B HOME NEVADA INC
Day Phone (702)266-8400 x **Eve Phone**
Pager **PIN #** **Address** 5655 W BADURA AVE
Fax (702)266-8623 **Mobile** LAS VEGAS
E-Mail NV
89118-4705
Organization **Position** **Profession**
Seasonal Addr
Valid From **To**
Comments

No Comments

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
PROCESSING FEE (\$750.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
122182 CURRENT PL (CURRENT PLANNING)	Incomplete
122183 DEVCO (DEVELOPMENT COORDINATION)	Incomplete
122181 FIRE COMM (FIRE COMMUNICATION)	Incomplete
122192 FIRE ENG (FIRE PROTECTION ENGINEERING)	Incomplete
122186 FLOOD (FLOOD CONTROL)	Incomplete
122189 LAND DEV (LAND DEVELOPMENT)	Incomplete
122188 ROW (RIGHT-OF-WAY)	Incomplete
122187 SEWER (COLLECTION SYSTEMS PLANNING)	Incomplete
122190 SID (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
122184 SURVEY (SURVEY)	Incomplete
122191 TEFO (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
122185 TRAFFIC (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ENTER ACTION LTR SENT DATE)	
(ENTER MYLAR SUBMITTED DATE)	
(ENTER # OF LOTS ON MYLAR)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Inspections

There are no Inspections for this Report

Review/Activities

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

122182	CURRENT PL	0	N	12/23/2005 09:49	
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City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**FMP Application****Report Date** 12/23/2005 10:28 AM**Submitted By**

Page 4

Review Activities Act # Completed	Act Type	Status Comp By	Waived Comments	Issued	Started
122183	DEVCO	0	N	12/23/2005 09:49	
122181	FIRE COMM	0	N	12/23/2005 09:49	
122192	FIRE ENG	0	N	12/23/2005 09:49	
122186	FLOOD	0	N	12/23/2005 09:49	
122189	LAND DEV	0	N	12/23/2005 09:49	
122188	ROW	0	N	12/23/2005 09:49	
122187	SEWER	0	N	12/23/2005 09:49	
122190	SID	0	N	12/23/2005 09:49	
122184	SURVEY	0	N	12/23/2005 09:49	
122191	TEFO	0	N	12/23/2005 09:49	
122185	TRAFFIC	0	N	12/23/2005 09:49	

Activity Review Details**Detail** TECHNICAL REV SUBMIT LIST(FMP) **Modified By** TBURKART**Modified Date/Time** 12/21/2005 13:05**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

Check Conditions Condition Assigned	Approval Supervisor	Approved By Required	Approved Date Comments	Applied By	Applied Date
No Conditions					
Planning Condition	Description	Effective	Expire	Comments	
There is no planning condition for this project.					



Report Date 12/23/2005 10:28 AM

Submitted By

Page 5

FINAL MAP

Technical Review Process

Mylar Process

86 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

16 # of Common Element Lots

0 # of Common Element Lots

12/21/2005 **Blueline Submitted**

Mylar Submitted

12/23/2005 **Blueline Accepted for Processing**

Mylar Accepted for Processing

Action Letter Sent

Mylar Comments Sent

Mylar Released for Recordation

Type of Map **NEW**

Y Parent Project link required?

Flood Study required?

Street Name Has Been Changed

Y Is this a Residential Subdivision?

Traffic Study required? Recordation Information

CLV Drawing #

Date At 00:00

Subdivision Code (Book and Page)

Legal Subdivision

NAME CHESTER PARK POD #207 - UNIT 3

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

880202

PINJUV

MATTHEW

J

Log
Action
Hours

Description
Comments

Entered By

Start

Stop

PAYMNT CK NAME.# WHO PICKED UP PERMIT 983677
0.00 KB HOMES, CK 04800671, MARILYN SMITH, 253-2462

12/21/2005 13:15





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Final Map

Project Address (Location) Farm Road & Puli Road

Project Name Manchester Park Pod #207 - Unit 3 **Proposed Use** _____

Assessor's Parcel #(s) 126-13-310-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing PD proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 11.76 **Lots/Units** 86/16 CE **Density** _____

Additional Information TMP-6609

PROPERTY OWNER	<u>KB Home Nevada Inc.</u>	Contact	<u>Janet Love</u>
Address	<u>5655 Badura Ave.</u>	Phone:	<u>266-8400</u>
		Fax:	<u>266-8623</u>
City	<u>Las Vegas</u>	State	<u>NV</u>
		Zip	<u>89118</u>

APPLICANT	<u>KB Home Nevada Inc.</u>	Contact	<u>Janet Love</u>
Address	<u>5655 Badura Ave.</u>	Phone:	<u>266-8400</u>
		Fax:	<u>266-8623</u>
City	<u>Las Vegas</u>	State	<u>NV</u>
		Zip	<u>89118</u>

REPRESENTATIVE	<u>VTN NEVADA</u>	Contact	<u>Jessica Flores</u>
Address	<u>2727 S. Rainbow Blvd.</u>	Phone:	<u>873-7550</u>
		Fax:	<u>362-2597</u>
City	<u>Las Vegas</u>	State	<u>NV</u>
		Zip	<u>89146</u>

Property Owner Signature* Lisa Kremer
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name LISA KREMER

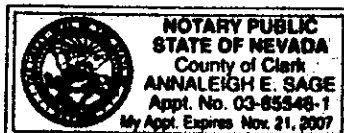
Subscribed and sworn before me

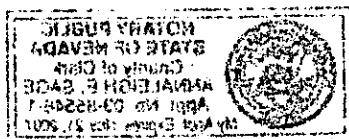
This 6th day of September, 20 05

Charles S. Jones
Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>FMP-10967</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$750.00</u>
Date Accepted:	<u>12/21/5</u>
Accepted By:	<u>[Signature]</u>







PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-13-310-001

Name of Property Owner: KB Home Nevada Inc.

Name of Applicant: KB Home Nevada Inc

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 _____ X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the names(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/Authorized Agent: Lisa Kremer

Print Name: LISA KREMER

Subscribed and sworn before me

This 6th day of September, 2005

Annaleigh E. Sage
Notary Public in and for said County and State

