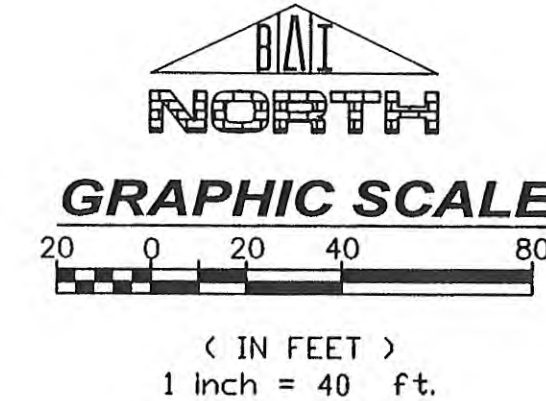
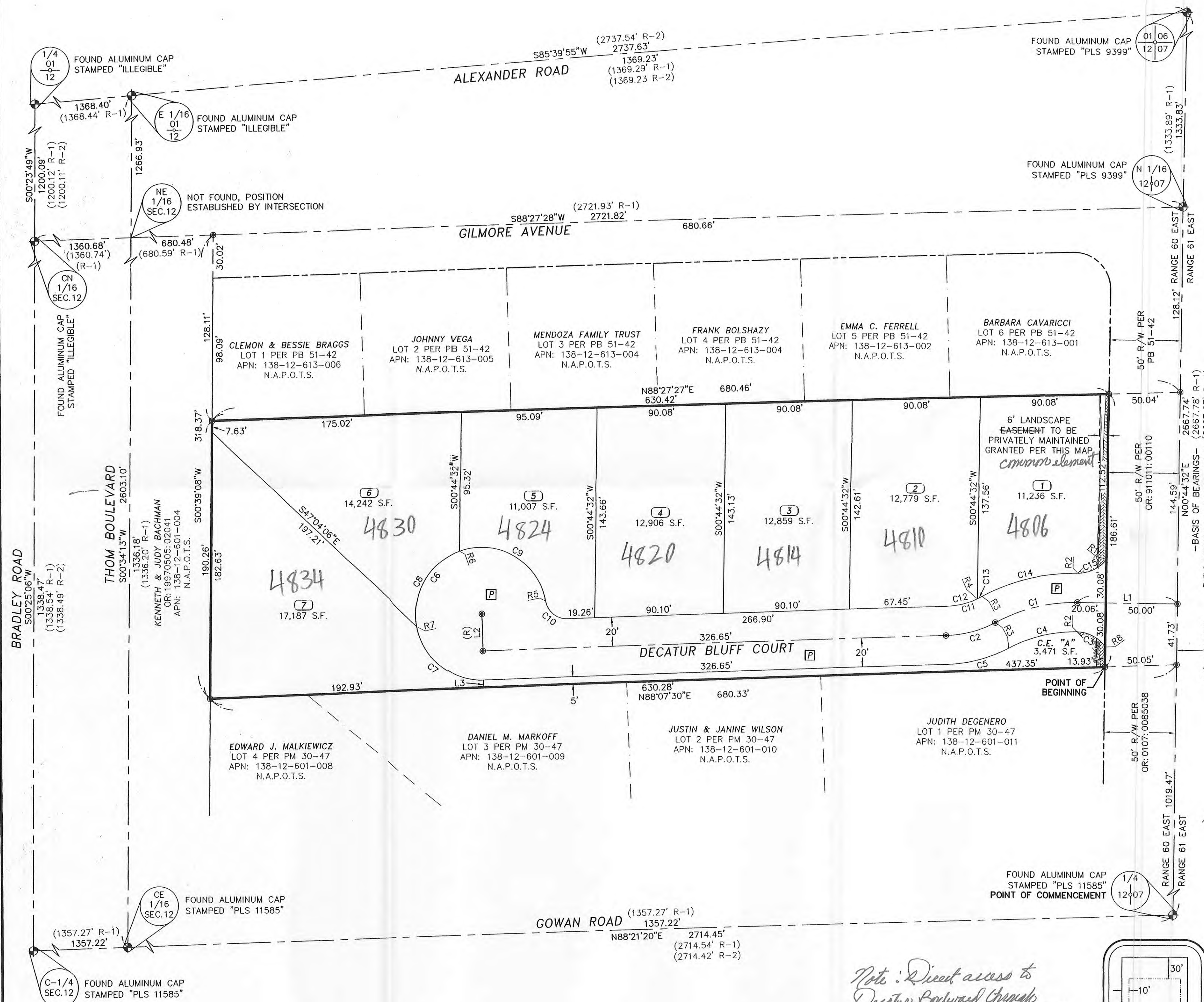


FINAL MAP OF DECATUR MANOR

(A COMMON INTEREST COMMUNITY)
A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



CURVE TABLE

	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	120.00'	59.61'	28°27'47"	30.43'	59.00'	S76°30'39"W
C2	80.00'	36.09'	25°50'45"	18.36'	35.78'	N75°12'08"E
C3	25.00'	23.28'	53°21'26"	12.56'	22.45'	N62°34'45"W
C4	100.00'	49.68'	28°27'47"	25.36'	49.17'	S76°30'39"W
C5	100.00'	45.11'	25°50'45"	22.95'	44.73'	N75°12'08"E
C6	45.50'	207.24'	260°57'57"	53.31'	69.21'	S38°36'28"W
C7	45.50'	64.42'	81°07'15"	38.94'	59.17'	S51°18'53"E
C8	45.50'	64.43'	81°07'46"	38.95'	59.18'	S29°18'38"W
C9	45.50'	78.39'	98°42'56"	53.01'	69.05'	N60°16'01"W
C10	15.00'	21.20'	80°57'57"	12.80'	19.48'	S51°23'32"E
C11	60.00'	27.07'	25°50'45"	13.77'	26.84'	N75°12'08"E
C12	60.00'	23.45'	22°23'52"	11.88'	23.31'	N76°55'34"E
C13	60.00'	3.61'	3°26'53"	1.81'	3.61'	N64°00'12"E
C14	140.00'	69.55'	28°27'47"	35.51'	68.84'	S76°30'39"W
C15	25.00'	23.28'	53°21'28"	12.56'	22.45'	N64°03'48"E

RADIAL TABLE

LINE	DIRECTION
R1	S52°36'56"E
R2	N00°44'32"E
R3	N27°43'15"W
R4	S24°16'22"E
R5	N79°05'27"E
R6	N19°37'29"W
R7	S79°14'45"W
R8	N54°05'58"E

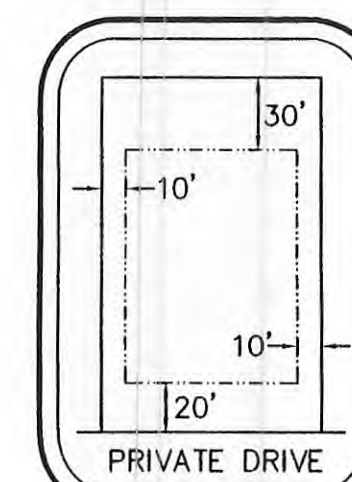
COURSE TABLE

LINE	DISTANCE	DIRECTION
L1	70.06'	N89°15'28"W
L2	25.50'	S01°52'30"E
L3	5.00'	N01°52'30"W

MSA: 3700 N. DECATUR BLVD.
LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- ADJACENT LOT LINE
- CENTER LINE
- SETBACK LINE
- SIGHT VISIBILITY ZONE (S.V.Z.)
- LOT NUMBER
- COMMON ELEMENT NUMBER (TYPICAL)
- PRIVATE DRIVE, P.U.E., CITY OF LAS VEGAS SEWER EASEMENT & PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED
- SET REBAR AND ALUMINUM CAP STAMPED "PLS 11585" PER THIS MAP
- FOUND MONUMENT AS NOTED
- ASSESSOR'S PARCEL NUMBER
- SQUARE FEET
- CURVE NUMBER (TYPICAL)
- COURSE NUMBER (TYPICAL)
- RADIAL LINE NUMBER (TYPICAL)
- FILE 131 PAGE 62 OF SURVEYS
- FILE 121 PAGE 06 OF SURVEYS
- NOT A PART OF THIS SURVEY

Note: Direct access to Decatur Boulevard through common elements from abutting lots is prohibited.



TYPICAL SETBACK DETAIL
NOT TO SCALE

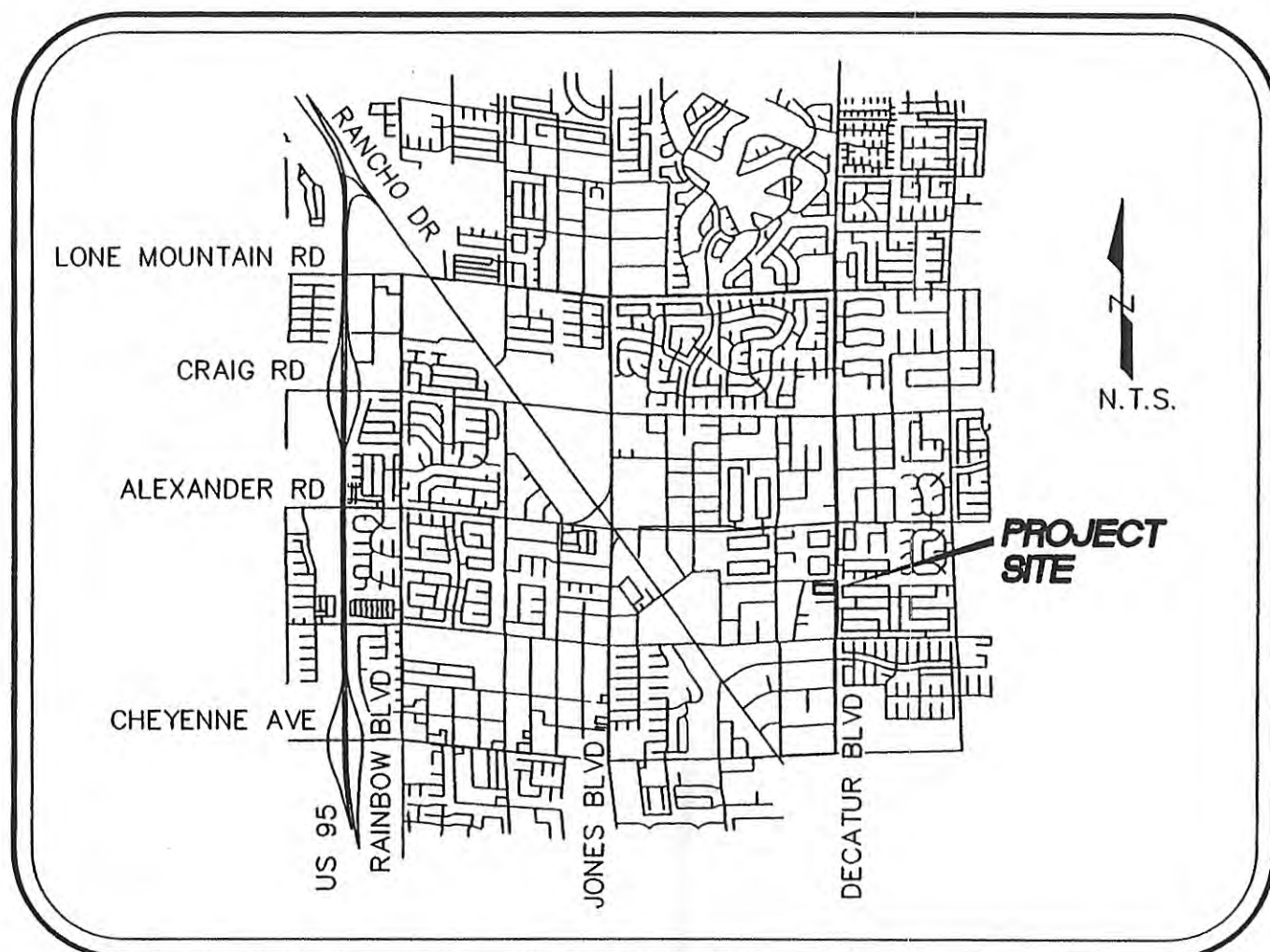
FINAL MAP OF
DECATUR MANOR
(A COMMON INTEREST COMMUNITY)
A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF
THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12,
TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

Barajas & Associates, Inc.
SURVEYING • ENVIRONMENTAL • ENGINEERING • CONSTRUCTION
7373 PEAK DRIVE, SUITE 170 LAS VEGAS, NV, 89128
Tel. 702.360.4477 Fax. 702.360.4480

DATE: 12/21/2005 JOB#: 04.1111.01 SHEET 2 OF 2
BOOK _____ PAGE _____

FINAL MAP
OF
DECATUR MANOR
(A COMMON INTEREST COMMUNITY)

A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE AND DEDICATION

VALENTE DEVELOPMENT L.L.C., A NEVADA LIMITED LIABILITY COMPANY

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

"DECATUR MANOR"

AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, ALLEYS, RIGHTS-OF-WAY, PUBLIC PLACES AND EASEMENTS AS INDICATED AND OUTLINED HEREON, TO THE CITY OF LAS VEGAS. NO PART OF THE PARCELS MARKED "NOT A PART" ARE OFFERED FOR DEDICATION.

FURTHERMORE, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO THE SOUTHWEST GAS CORPORATION, NEVADA POWER COMPANY, SPRINT CENTRAL TELEPHONE OF NEVADA, LAS VEGAS VALLEY WATER DISTRICT, AND COX COMMUNICATIONS LAS VEGAS, INC., THEIR SUCCESSORS AND ASSIGNS: (I) A THREE FOOT WIDE EASEMENT ON ALL SIDE PROPERTY LINES, (II) A THREE FOOT WIDE EASEMENT FROM PROPERTY LINE TO METER PANEL TO PROVIDE ACCESS FOR UNDERGROUND SERVICE, (III) A FIVE FOOT WIDE EASEMENT ON ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS, TO INCLUDE ACCESS TO ABOVE GROUND TRANSFORMER PADS AND ABOVE GROUND TELEPHONE EQUIPMENT PADS, (IV) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE PAD WITHIN THE PLATTED LANDS, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, FINAL REMOVAL AND/OR ABANDONMENT OF STREET LIGHTS, FIRE HYDRANTS, UNDERGROUND POWER, TELEPHONE, GAS, WATER, CABLE T.V., LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND (V) A PERMANENT EASEMENT AS SHOWN HEREON ON ALL AREAS SHOWN AS PRIVATE STREETS, PRIVATE DRIVES AND COMMON ELEMENTS.

FURTHERMORE, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS, TO THE CITY OF LAS VEGAS AND 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, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

BY: _____ AS: _____ DATE _____
OF VALENTE DEVELOPMENT L.L.C., A NEVADA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____,
BY: _____ AS: _____
OF VALENTE DEVELOPMENT L.L.C., A NEVADA LIMITED LIABILITY COMPANY

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

DIVISION OF WATER RESOURCES

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

BY: _____ DATE _____
DIVISION OF WATER RESOURCES

UTILITY/AGENCY APPROVALS

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

BY: _____ DATE _____
LAS VEGAS VALLEY WATER DISTRICT

BY: _____ DATE _____
CITY OF LAS VEGAS

BY: _____ DATE _____
SOUTHWEST GAS CORPORATION

BY: _____ DATE _____
NEVADA POWER COMPANY

BY: _____ DATE _____
SPRINT CENTRAL TELEPHONE - NEVADA

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

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AS SHOWN IN FILE 131 PAGE 62 OF SURVEYS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE NE 1/4 OF SECTION 12, BEING THE CENTERLINE INTERSECTION OF GOWAN ROAD AND DECATUR BOULEVARD; THENCE NORTH 00°44'32" EAST ALONG THE ACCEPTED EAST LINE OF SAID NE 1/4 AS SHOWN IN FILE 121 PAGE 06 OF SURVEYS, CLARK COUNTY, NEVADA RECORDS A DISTANCE OF 1019.47 FEET; THENCE SOUTH 88°07'30" WEST ALONG THE PROLONGATION OF AN EXISTING BLOCK WALL THAT WAS ESTABLISHED BY PARCEL MAP FILE 29 PAGE 65 A DISTANCE OF 50.05 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°07'30" WEST ALONG SAID PROLONGATION OF AN EXISTING BLOCK WALL A DISTANCE OF 630.28 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (E 1/2) OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 12; THENCE NORTH 00°39'08" EAST ALONG SAID WEST LINE A DISTANCE OF 190.26' TO THE SOUTH LINE OF VEGA ESTATES AS SHOWN IN BOOK 51 OF PLATS, PAGE 42, CLARK COUNTY, NEVADA RECORDS; THENCE NORTH 88°27'27" EAST ALONG SAID SOUTH LINE OF VEGA ESTATES A DISTANCE OF 630.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DECATUR BOULEVARD; THENCE SOUTH 00°44'32" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 186.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.724 ACRES, MORE OR LESS.

TOTAL LOTS: 7

TOTAL ACREAGE: 2.724 ACRES

SIGHT VISIBILITY ZONE NOTE

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 (S.V.R.Z.) UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT MEASURED FROM ADJACENT 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.

BASIS OF BEARINGS

NORTH 00°44'32" EAST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

COUNTY RECORDER'S NOTE

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

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL SUBDIVISION MAP OF "DECATUR MANOR", AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. MONUMENTS HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE THE ____ DAY OF _____, ____.

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

DATE

CERTIFICATE OF PLANNING AND DEVELOPMENT DEPARTMENT

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 _____, 20____.

M. MARGO WHEELER, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS, NEVADA

DATE

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.

BY: _____
DISTRICT BOARD OF HEALTH

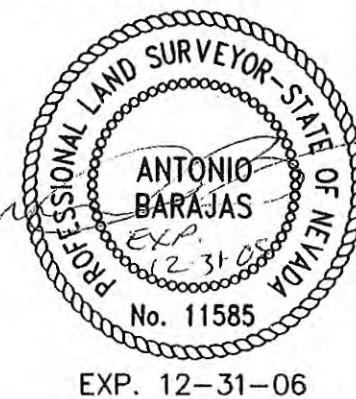
DATE

SURVEYOR'S CERTIFICATE

I, ANTONIO BARAJAS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF VALENTE DEVELOPMENT L.L.C., A NEVADA LIMITED LIABILITY COMPANY.
- 2) LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON JANUARY 28, 2005.
- 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 PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

ANTONIO BARAJAS 12-23-05
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11585



FMP-11147
FMP-_____

FINAL MAP OF DECATUR MANOR (A COMMON INTEREST COMMUNITY) A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA		NO. _____ FILED AT THE REQUEST OF: PEAK DEVELOPMENT DATE: _____ AT _____ BOOK: _____ PAGE: _____ OF PLATS OFFICIAL RECORDS BOOK NO. _____ CLARK COUNTY, NEVADA RECORDS FRANCES DEANE - RECORDER FEE: _____ DEPUTY _____
Barajas & Associates, Inc. SURVEYING • ENVIRONMENTAL • ENGINEERING • CONSTRUCTION 7373 PEAK DRIVE, SUITE 170 LAS VEGAS, NV, 89128 Tel. 702.360.4477 Fax. 702.360.4480		RECEIVED BOOK _____ PAGE _____ JAN 06 2006
DATE: 12/21/2005	JOB#: 04.1111.001	SHEET 1 OF 2

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 17, 2006

Mr. Kevin Sipes
Valente Development
6625 El Campo Grande
Las Vegas, Nevada 89131

RE: FMP-11147 - Decatur Manor

Dear Mr. Sipes:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on February 15, 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 **Decatur Manor** (TMP-5777).
2. 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

3. In the first paragraph of the Owner's Certificate, add the word "Grant" before the word "Easement".
4. In the Owner's Certificate modify the last paragraph as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E to read: Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and its successors and assigns, a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, conduits, traffic signals and appurtenances, thereto, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, conduit, traffic signal and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.
5. In the Utility/Agency approvals on the first sheet, add the City Engineer, Jorge Cervantes, P.E. #13977, P.T.O.E. to the list of signatures.
6. In the Sight Visibility Zone note on the first sheet, add "To Be Privately Maintained" to the note.
7. Provide a Homeowner's Association statement and signature line to the first sheet.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

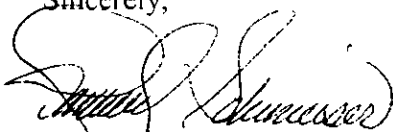


Mr. Kevin Sipes
FMP-11147 - Page Two
February 17, 2006

8. In the Legend on sheet 2, change note "P" from "Private Drive" to "Private Street" and add "By The Homeowner's Association" to the end of the note.
9. Show the required 20 foot Public Drainage Easement between lots 6 and 7 as a Common Lot and label it as a "Public Drainage Easement to be Maintained by the Homeowner's Association".
10. Site development to comply with all previous conditions of approval for the Decatur Manor Tentative Map (TMP-5777).
11. 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 15, 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,



Donald Schmeiser, AICP
Senior Planner
Planning and Development Department
Current Planning Division

DS:clb

cc: Ms. Steffanie Nelson
Peak Development
6402 McLeod Drive
Las Vegas, Nevada 89120



(

|

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 *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: February 10, 2006
Re: **FMP-11147** Decatur Manor W. Side Decatur Blvd., S. of Gilmore Ave.
Request for a Final Map Technical Review

COMMENTS:

We note that an approved Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works, but has not been approved to date. We also note that a Traffic Impact Analysis was not required by the Traffic Engineering Division for the Decatur Manor subdivision.

CONDITIONS OF APPROVAL:

1. In the first paragraph of the Owner's Certificate, add the word "Grant" before the word "Easement".
2. In the Owner's Certificate modify the last paragraph as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E to read: Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and its successors and assigns, a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, conduits, traffic signals and appurtenances, thereto, and an additional easement of up to two feet in radius from each fire hydrant, streetlight, conduit, traffic signal and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.
3. In the Utility/Agency approvals on the first sheet, add the City Engineer, Jorge Cervantes, P.E. #13977, P.T.O.E. to the list of signatures.
4. In the Sight Visibility Zone note on the first sheet, add "To Be Privately Maintained" to the note.
5. Provide a Homeowner's Association statement and signature line to the first sheet.
6. In the Legend on sheet 2, change note "P" from "Private Drive" to "Private Street" and add "By The Homeowner's Association" to the end of the note.
7. Show the required 20 foot Public Drainage Easement between lots 6 and 7 as a Common Lot and label it as a "Public Drainage Easement to be Maintained by the Homeowner's Association".
8. Site development to comply with all previous conditions of approval for the Decatur Manor Tentative Map (TMP-5777).
9. 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.



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Memorandum

City of Las Vegas
Department of Public Works
City Engineer Division
Survey Section

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

To: Antonio Barajas, PLS
Barajas & Associates

From: Alan R. Riecki, PLS
City Surveyor

CC: Matt Pinjuv
Planning and Development

Date: February 9, 2006

Re: **DECATUR MANOR**
FMP-11147

Attached is a redlined drawing delineating comments from Survey review. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

PLEASE NOTE: These comments are for survey review only. Please do not submit the mylar to Land Development, Public Works Department, until the map is also in compliance with the comments from Public Works noting the conditions of approval.

Comments:

Please provide a reference for the Basis of Bearings.

Please change the designation Sight Visibility Zone (SVZ) to Sight Visibility Restriction Zone (SVRZ) wherever it appears.

Please add "to be privately maintained" to the Sight Visibility Restriction Zone (SVRZ) note.

Please update the expiration date of your seal.

Please add block numbers to conform to City of Las Vegas municipal code.

Please add a bearing to Decatur Bluff Court.

Please change the name of the City Engineer.





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****1/9/06**

FMP-11/77 - DECATUR MANOR - Request for a Final Map Technical Review FOR A PROPOSED SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.72 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

CASE PLANNER: **MATT PINJUV** 229-6793

**ADMINISTRATIVE**

Comments Due: **JANUARY 19, 2006**

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:

NO COMMENT

REF: 11134



C I T Y O F L A S V E G A S
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

FMP-11147

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

1/9/06

FMP-11/77 - DECATUR MANOR - Request for a Final Map Technical Review FOR A PROPOSED SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.72 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

CASE PLANNER: **MATT PINJUV** 229-6793



ADMINISTRATIVE

Comments Due: **JANUARY 19, 2006**

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:





PLANNING & DEVELOPMENT DEPARTMENT

FINAL MAP TECHNICAL REVIEW CHECKLIST

FINAL MAP CONTENTS

- ☒ The name of the proposed subdivision. (If applicable, this shall include proper designation as a condominium, townhouse, residential planned development or commercial subdivision.)
- ☒ Date, north arrow and scale.
- ☒ Existing and proposed lot lines and dimensions, including the square footage of all proposed lots. Each lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ Existing and proposed street rights-of-way widths and corner radii. Existing and proposed street names. *If none exist, indicate this on the map.*
- ☒ Existing and proposed utility rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ Existing and proposed irrigation or drainage channel rights-of-way and easement widths. *If none exist, indicate this on the map.*
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location and other data relating thereto.
- ☒ Bearing or witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Areas of unobstructed vision at intersections, as described in Chapter 12 of the LVMC.

SUPPLEMENTAL REQUIREMENTS

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

- ☐ A statement from a Title Company which complies with the requirements of NRS 278 and NRS 116 listing the names of the current owners of record of the land and the holders of record of a security interest in the land and the written consent of each.
- ☐ A copy of a sewer connection agreement verifying that downstream sewer capacity is available or that sewer capacity mitigation measures acceptable to the Department of Public Works will be provided.



PLANNING & DEVELOPMENT



Development
Services Center

231 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

January 28, 2005

Mr. and Mrs. Kevin Sipes
7613 Gosport Avenue
Las Vegas, Nevada 89131

RE: TMP-5777 - TENTATIVE MAP - DECATUR MANOR

Dear Mr. and Mrs. Sipes:

Your request for a Tentative Map FOR A PROPOSED SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on January 27, 2005.

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

Planning and Development

1. 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.
2. All development shall conform to the Conditions of Approval for Rezoning case [ZON-5203] and all other site related activity (VAR-5202 and SDR-5204).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. Prior to approval of any final map, 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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

City Manager
Douglas A. Selby





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 prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5203, Site Development Plan Review SDR-5204, and all other applicable site-related actions.
8. 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.



Mr. and Mrs. Kevin Sipes
TMP-5777 - Page Three
January 28, 2005

This action by the Planning Commission on *January 27, 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. The Notice of Final Action was filed with the Las Vegas City Clerk on *January 28, 2005*.

Sincerely,



Gary Leebold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Landon Christopherson
Peak Development Services
1000 North Green Valley Parkway, Suite #300 – PMB231
Henderson, Nevada 89074





052042

January 24, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. and Mrs. Kevin Sipes
4710 Trimwater Court
Las Vegas, Nevada 89130

RE: SDR 5204 SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 17, 2004
Related to VAR-5202 and ZON-5203

Dear Mr. and Mrs. Sipes:

The City Council at a regular meeting held November 17, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 7 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2004. This approval is subject to:

Planning and Development

1. A Rezoning application (ZON-5203) to R-PD2 (Residential Planned Development - 2 Units Per Acre) and a Variance application (VAR-5202) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site.
2. This Site Development Plan Review pursuant to revised plans date stamped 9/28/04 except as amended herein shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The setbacks for the development shall be 20 feet in the front, 30 feet in the rear, 10 feet on the side and 15 feet on the corner side.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. All dwellings shall be limited to one story in height.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04



Mr. and Mrs. Kevin Sipes
SDR-5204 – Page Two
January 24, 2005

6. The applicant shall provide a minimum of five feet of landscaping along the north side of the south perimeter wall, adjacent to and along the length of the private street.

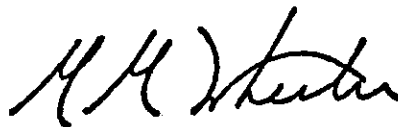
Public Works

7. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. 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.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5203 and all other subsequent site-related actions.
11. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
12. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Landon Christopherson
1000 North Green Valley Parkway
Henderson, Nevada 89074



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



050975

October 22, 2004

Mr. and Mrs. Kevin Sipes
4710 Trimwater Court
Las Vegas, Nevada 89130

RE: ZON-5203 - REZONING

Dear Mr. and Mrs. Sipes:

Your request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), Ward 6 (Mack), Ward 6 (Mack), was considered by the Planning Commission on October 21, 2004.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Variance (VAR-5202) to allow a 2.94 acre R-PD development and Site Development Plan Review application (SDR-5204) for a seven lot single family subdivision approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Larry Brown
Lawrence Weekly
Michael Mack
Janet Mancrief
Steve Wolfson

City Manager
Douglas A. Selby





Mr. and Mrs. Kevin Sipes
ZON-5203 - Page Two
October 22, 2004

5. 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 recordation 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.

This item will be considered by the City Council on *November 17, 2004*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary Leibold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Landon Christopherson
1000 North Green Valley Parkway
Henderson, Nevada 89074



Report Date 01/09/2006 09:24 AM

Submitted By

Page 1

A/P # 11147 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/06/2006 12:24	983978	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

FMP-5777 - DECATUR MANOR - Request for a Final Map Technical Review FOR A PROPOSED SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.72 acres adjacent to the west side of Decatur Boulevard, approximately 200 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack)

Parent A/P #	5777		
Project #	11147	Project/Phase Name	DECATUR MANOR
Size/Area	2.70 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		% Completed	0.00

Property/Site Information

Parcel 13812601005

Location

Owner/Tenant

Contact ID AC777540	Name	VALENTE DEVELOPMENT L L C	
Mailing Address 6625 W. EL CAMPO GRANDE AVE	Organization		
City LAS VEGAS	State/Province NV		
ZIP/PC 89130-1203	Country		☐ Foreign
Day Phone (702)496-2850 x	Evening Phone		
Fax (702)655-7613	Mobile #		

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

3700 N DECATUR BLVD
LAS VEGAS, 89130-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13812601005

Applicants/Contacts



Report Date 01/09/2006 09:24 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC777540 ☐ Foreign
Effective Expire
Name VALENTE DEVELOPMENT L L C
Day Phone (702)496-2850 x Eve Phone Address 6625 W. EL CAMPO GRANDE AVE
Pager PIN # LAS VEGAS
Fax (702)655-7613 Mobile NV
E-Mail 89130-1203
Organization Position Profession
Seasonal Addr
Valid From To
Comments

Kevin Sipes 496-2850

Primary N Capacity OTHER Other REP Contact ID AC878096 ☐ Foreign
Effective Expire
Name PEAK OEVELOPMENT SERVICES
Day Phone (702)451-5700 x Eve Phone Address 6402 MCCLEOD
Pager PIN # SUITE 2
Fax (702)446-0469 Mobile LAS VEGAS
E-Mail NV
Organization Position Profession 89120
Seasonal Addr
Valid From To
Comments

Steffanie Nelson 451-5700

Primary Y Capacity APPL Contact ID AC777540 ☐ Foreign
Effective Expire
Name VALENTE DEVELOPMENT L L C
Day Phone (702)496-2850 x Eve Phone Address 6625 W. EL CAMPO GRANDE AVE
Pager PIN # LAS VEGAS
Fax (702)655-7613 Mobile NV
E-Mail 89130-1203
Organization Position Profession
Seasonal Addr
Valid From To
Comments

Kevin Sipes 496-2850

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
PROCESSING FEE (\$750.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
123765 CURRENT PL (CURRENT PLANNING)	Incomplete
123766 DEVCO (DEVELOPMENT COORDINATION)	Incomplete
123764 FIRE COMM (FIRE COMMUNICATION)	Incomplete
123775 FIRE ENG (FIRE PROTECTION ENGINEERING)	Incomplete



Report Date 01/09/2006 09:24 AM

Submitted By

Page 3

Item Description	Item Status
123769 FLOOD (FLOOD CONTROL)	Incomplete
123772 LAND DEV (LAND DEVELOPMENT)	Incomplete
123771 ROW (RIGHT-OF-WAY)	Incomplete
123770 SEWER (COLLECTION SYSTEMS PLANNING)	Incomplete
123773 SID (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
123767 SURVEY (SURVEY)	Incomplete
123774 TEFO (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
123768 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

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	01/06/2006 12:28	750.00
Total Unpaid	0.00	Total Paid	750.00

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					
123765	CURRENT PL	0	N	01/09/2006 09:19			
123766	DEVCO	0	N	01/09/2006 09:19			
123764	FIRE COMM	0	N	01/09/2006 09:19			
123775	FIRE ENG	0	N	01/09/2006 09:19			
123769	FLODD	0	N	01/09/2006 09:19			
123772	LAND DEV	0	N	01/09/2006 09:19			
123771	ROW	0	N	01/09/2006 09:19			
123770	SEWER	0	N	01/09/2006 09:19			
123773	SID	0	N	01/09/2006 09:19			
123767	SURVEY	0	N	01/09/2006 09:19			
123774	TEFO	0	N	01/09/2006 09:19			
123768	TRAFFIC	0	N	01/09/2006 09:19			

Activity Review Details

Detail TECHNICAL REV SUBMIT LIST(FMP) Modified By MBUTSCH Modified Date/Time 01/06/2006 12:24
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



Report Date 01/09/2006 09:24 AM

Submitted By

Page 4

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

FINAL MAP

Technical Review Process

Mylar Process

7 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

0 # of Common Element Lots

0 # of Common Element Lots

01/06/2006 Blueline Submitted

Mylar Submitted

01/09/2006 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

DECATUR MANOR

Template Type	A/P #	A/P Type	Status	Stage
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No children exist for this project

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

880202	PINJUV	MATTHEW	J	
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Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CK NAME,# WHO PICKED UP PERMIT	970040	01/06/2006 12:28		0.00
	KELLY SHAUGHNESSY, VALENTE DEVELOPMENT LLC CK 1081, 496-2850				



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Final Map
 Project Address (Location) Decatur Blvd & Gilmore Ave
 Project Name Decatur Manor Proposed Use SINGLE FAMILY
 Assessor's Parcel #(s) 138-12-601-005 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing R-PD2 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 2.7 Lots/Units 7 Density 2.5
 Additional Information _____

PROPERTY OWNER Valente Development Contact Kevin Sipes
 Address 6625 El Campo Grande Phone: 496-2850 Fax: 655-7613
 City Las Vegas State NV Zip 89131

APPLICANT Valente Development Contact Kevin Sipes
 Address 6625 El Campo Grande Phone: 496-2850 Fax: 655-7613
 City Las Vegas State NV Zip 89131

REPRESENTATIVE Peak Development Contact Steffanie Nelson
 Address 6402 McLeod Dr Phone: 451-5700 Fax: 446-0469
 City Las Vegas State NV Zip 89120

FOR DEPARTMENT USE ONLY

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 STEFFANIE NELSON

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

Case #	<u>FMPI1147</u>
Meeting Date:	
Total Fee:	<u>750.00</u>
Date Received:*	<u>1/6/04</u>
Received By:	<u>M. Butsch</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP 11147 APN: 138-12-601-005
Name of Property Owner: Valente Development
Name of Applicant: Valente Development

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

7 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:

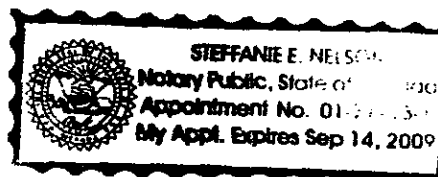
Print Name:

Kevm Sipez

Subscribed and sworn before me

This 28 day of Sept, 2005

Notary Public in and for said County and State



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RE-RECORDING TO CORRECT LEGAL DESCRIPTION

APN: 138-12-601-005
Affix R.P.T.T. \$ 1275.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
VALENTE DEV.
3901 W. CHARLESTON BLVD
LAS VEGAS, NV 89102

20041018-0000463

Fee: \$17.00 RPT: \$1,275.00

M.C. Fee: \$0.00

10/18/2004

09:01:46

20041018347

Requestor:
CHICAGO TITLE

Frances Deane
Clark County Recorder

DMU
Pag: 4

ESCROW NO: ACCOM ONLY/NO LIABILITY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That

KEVIN R. SIPES AND BARBARA SIPES, HUSBAND AND WIFE AS JOINT TENANTS

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

VALENTE DEVELOPMENT, LLC

all that real property situated in the County of Clark, State of Nevada, bounded and described as
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. Taxes for the current fiscal year, paid current.

2. Conditions, covenants, restrictions, reservations, rights, rights of way and
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.

Witness my/our hand(s) on September 14, 2004.

THIS IS BEING RECORDED AT THE REQUEST OF
CHICAGO TITLE AS AN ACCOMMODATION ONLY
WITH NO LIABILITY.

KEVIN R. SIPES

BARBARA SIPES

**Said deed is again being re-recorded to correct legal description.



ESCROW NO:

STATE OF NEVADA)

) ss.

COUNTY OF CLARK)

On this 10/12/04
appeared before me, a Notary Public,

Kenneth Sipes

Barbara Sipes

personally known or proven to me to be
the person(s) whose name(s) is/are
subscribed to the above instrument, who
acknowledged that he/she/they executed
the instrument for the purposes herein
contained.

Notary Public

My commission expires: 1-07



Leslie F. Biaggi

COPY

ASSISTANT



Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 12, Township 20 South, Range 60 East, M.D.B.&M., more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter (NE ¼), Section 12; Thence North 02°20'49" East, on the East line of said Northeast Quarter (NE ¼), Section 12, as shown on File 30, Page 46 and 47 of Parcel Map and File 37, Page 76 of Survey Maps, Clark County, Nevada, Official Records, a distance of 1019.09 feet, to the TRUE POINT OF BEGINNING; Thence South 88°09'21" West on the North line of said Parcel Map File 30, Page 47, a distance of 666.50 feet; Thence North 01°39'54" West, a distance of 196.42 feet to the Southwest corner of that certain parcel of land recorded in Book 409, Instrument No. 330076, dated December 31, 1962; Thence on the South line thereof a distance of 664.16 feet, to a point of the East line of said Northeast Quarter (NE ¼), Section 12; Thence South 02°20'49" East, a distance of 196.42 feet to the TRUE POINT OF BEGINNING.
(Deed Reference 910110-1114)

Excepting therefrom the East Fifty (50.00) feet as conveyed to the City of Las Vegas for road purposes by Deed recorded October 11, 1991 in Book 911011 as Document No. 00110, Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-12-601-005
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 _____

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

3. Total Value/Sales Price of Property

\$ _____
Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
Transfer Tax Value per NRS 375.010, Section 2: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 3
b. Explain Reason for Exemption: Re-recording to correct Legal Description.

20041018-463

5. Partial Interest: Percentage being transferred: 100%

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

Signature: _____ Capacity: Escrow Officer

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kevin R. Sipes
Address: 4710 Trimwater Court
City/State/Zip: Las Vegas, NV 89130

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Valente Development
Address: 4710 Trimwater Court
City/State/Zip: Las Vegas, NV 89130

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

LAWYERS TITLE OF NEVADA, INC.
4730 S. Ft. Apache
Las Vegas, NV 89147

Escrow #: Accommodation
Escrow Officer: Mindy Montesano

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.



Exhibit 'A'

LEGAL DESCRIPTION:

That portion of the N2 of the SE4 of the NE4 of Section 12, Township 20 South, Range 60 East M.D.M., in the City of Las Vegas, County of Clark, State of Nevada.

Described as follows:

Commencing at the E $\frac{1}{4}$ corner of Section 12; Thence N00°44'32"E along the accepted East line of the NE $\frac{1}{4}$ of Section 12 as shown on Record of Survey File 121 Page 06, Clark County, Nevada records, 1019.46; Thence S88°07'40"W along the prolongation of an existing Block wall that was established by Parcel Map File 29 Page 65, 50.005' to the POINT OF BEGINNING; Thence continuing S88°07'40"W along said prolongation of an existing block wall, 630.23' to a point of the West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 12; Thence N00°39'20"E along said West line, 190.26' to the South line of Vega Estates Book 51 of Plats, Page 42; Thence N88°27'36"E along said South line of Vega Estates, 630.37' to a point on the West Right-of-Way line of Decatur Blvd.; Thence S00°44'32"W along said Westerly Right-of-Way line, 186.61' to the POINT OF BEGINNING.

This parcel contains 2.72 Acres more or less and is intended to be the remaining Land situated between Parcel Map File 29 Page 65 and Vega Estates Book 51 of Plats, Page 42, and the East line of the Land shown of Record of Survey File 130 Page 99, recorded of Ken Bachman and the Westerly Right-of-Way line of Decatur Blvd., in order to clean up previous Gaps and Overlaps caused by double corners used for the NE $\frac{1}{4}$ of Section 12 Township 20 South, Range 60 East M.D.M. City of Las Vegas, Clark County, Nevada.

2005 DEC 17 A 9 19

[Signature]



EXHIBIT "A"

That portion of the North Half ($N \frac{1}{2}$) of the Southeast Quarter ($SE \frac{1}{4}$) of the Northeast Quarter ($NE \frac{1}{4}$) of Section 12, Township 20 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of Section 12; Thence North $00^{\circ}44'32''$ East along the accepted East Line of the Northeast Quarter ($NE \frac{1}{4}$) of Section 12 as shown on Record of Survey File 121, Page 06, Clark County, Nevada records 1019.46'; Thence South $88^{\circ}07'40''$ West along the prolongation of an existing block wall that was established by Parcel Map File 29, Page 65, 50.05' to the Point of Beginning; Thence continuing South $88^{\circ}07'40''$ West along said prolongation of an existing block wall, 630.23' to a point on the West line of the East Half ($E \frac{1}{2}$) of the Southeast Quarter ($SE \frac{1}{4}$) of the Northeast Quarter ($NE \frac{1}{4}$) of said Section 12; Thence North $00^{\circ}39'20''$ East along said West line, 190.26' to the South line of Vegg Estates, Book 51 of Plats, Page 42; Thence North $88^{\circ}27'36''$ East along said South line of Vegg Estates, 630.37' to a point on the West Right of Way Line of Decatur Blvd.; Thence South $00^{\circ}44'32''$ West along said Westerly Right-of-Way Line, 186.61' to the Point of Beginning.

This parcel contains 2.72 Acres more or less and is intended to be the remaining land situated between Parcel Map file 29, Page 65 and Vegg Estates Book 51 of Plats, Page 42, and the East line of the land shown on Record of Survey File 130, Page 99, recorded for Ken Bachman and the Westerly Right-of-Way line of Decatur Blvd. in order to clean up previous gaps and overlaps caused by double corners used for the Northeast Quarter ($NE \frac{1}{4}$) of Section 12, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, County of Clark, State of Nevada.

Assessor's Parcel Number: 138-12-601-005



APN: 138-12-601-005

ESCROW NO: Accommodation

RECORDING REQUESTED BY AND RETURN TO:

Valente Development, LLC
4710 Trimwater Court
Las Vegas, NV 89130

20050815-0000554

Fee: \$19.00 RPTT: EX#003

AVG Fee: \$0.00

08/15/2005

09:05:31

720050148116

Requestor:

LAWYERS TITLE OF NEVADA

Frances Deane

DOM

Clark County Recorder

Pgs: 6

RE-RECORDED

GRANT, BARGAIN, SALE DEED

(Title on Document)

This page is added to provide additional information required by NRS 111.312 Sections 1-2 (An additional recording fee of \$1.00 will apply).

This cover page must be typed or printed clearly in black ink only.



20050823-0000583

APN: 138-12-601-005

Fee: \$22.00 RPTT: EX#003

MC Fee: \$0.00

Recording Requested by and Return to:

08/23/2005

09:01:24

T20050153299

Name: VALENTE DEVELOPMENT LLC

Requestor:

LAWYERS TITLE OF NEVADA

Address: 4710 TRIMWATER COURT

Frances Deane

SOL

Clark County Recorder

Pgs: 9

City/State/Zip LAS VEGAS, NEVADA 89130

GRANT BARGAIN SALE DEED

(Title on Document)

** Said Document is being re-recorded to correct legal description

This page added to provide additional information required by NRS 111.312

Sections 1-2

(Additional recording fee applies)

This cover page must be typed or printed clearly in black ink only.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 138-12-601-005
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

- a) ☒ Vacant Land
- b) ☐ Single Family Residence
- c) ☐ Condo/Townhouse
- d) ☐ 2-4 Plex
- e) ☐ Apartment Building
- f) ☐ Commercial/Industrial
- g) ☐ Agricultural
- h) ☐ Mobile Home
- i) ☐ Other

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$0.00
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a) Transfer Tax Exemption per NRS 375.090, Section: 3
- b) Explain Reason for Exemption: Re-Recording to correct legal description

20050815-554

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 disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Kevin Sipes

Address: 4710 Trimwater Court

City: Las Vegas

State: Nevada Zip: 89130

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Valente Development

Address: 4710 Trimwater Court

City: Las Vegas

State: Nevada Zip: 89130

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title of Nevada, Inc.

4730 S. Ft. Apache Blvd

Las Vegas, Nevada 89147

Escrow No. Accomodation

Escrow Officer: Mindy Montesano

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

0583



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2

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Legal Description

That portion of the N 1/2 of the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 60 East M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

Commencing at the E 1/4 corner of Section 12; Thence N00°44'32"E along the accepted East line of the NE 1/4 of Section 12 as shown on Record of Survey File 121 Page 06, Clark County, Nevada records, 1019.46 feet; Thence S88°07'40"W along the prolongation of an existing Block wall that was established by Parcel Map File 29 Page 65, 50.05 feet to the POINT OF BEGINNING; Thence continuing S88°07'40"W along said prolongation of an existing block wall, 630.23 feet to a point on the West line of the E 1/2 of the SE 1/4 of the NE 1/4 of said Section 12; Thence N00°39'20"E along said West line, 190.26 feet to the South line of Vega Estates Book 51 of Plats, Page 42; Thence N88°27'36"E along said South line of Vega Estates, 630.37 feet to a point on the West Right-of-Way line of Decatur Blvd.; Thence S00°44'32"W along said Westerly Right-of-Way line, 186.61 feet to the POINT OF BEGINNING.

This parcel contains 2.72 Acres more or less and is intended to be the remaining Land situated between Parcel Map File 29 Page 65 and Vega Estates Book 51 of Plats, Page 42, and the East line of the Land shown on Record of Survey File 130 Page 99, recorded for Ken Bachman and the Westerly Right-of-Way line of Decatur Blvd., in order to clean up previous Gaps and Overlaps caused by double corners used for the NE 1/4 of Section 12, Township 20 South, Range 60 East M.D.M. City of Las Vegas, Clark County, Nevada.

