

FINAL MAP
ANN & TORREY PINES
SINGLE FAMILY RESIDENCES
BEING A PORTION OF THE NORTH HALF (N ½), OF THE NORTHWEST
QUARTER (NW ¼), OF THE NORTHWEST QUARTER (NW ¼), OF THE
NORTHEAST QUARTER (NE ¼), OF SECTION 35, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M.D.M., ALSO BEING LOT 1 PER PARCEL MAP FILE 18,
PAGE 64, CLARK COUNTY AREA NEVADA.

OWNER'S CERTIFICATE

COX FAMILY TRUST ETAL & COX ORLO E. JR. TRUST, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF ANN & TORREY PINES, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, 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 OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION.

FURTHERMORE COX FAMILY TRUST ETAL & COX ORLO E. JR. TRUST DOES HEREBY GRANT AND CONVEY TO THE NEVADA POWER COMPANY AND SPRINT CENTRAL TELEPHONE-NEVADA, JOINTLY AND SEVERALLY, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT AND COX COMMUNICATIONS LAS VEGAS, INC. AND TO THEIR RESPECTIVE 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 PANELS TO PROVIDE ACCESS FOR UNDERGROUND SERVICE (iii) A FIVE-FOOT WIDE EASEMENT ALONG ALL PROPERTY LINES THAT ABUT PUBLIC AND PRIVATE STREETS;

(iv) A TWO FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD AND TELEPHONE EQUIPMENT 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 AND CABLE TELEVISION LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM.

PROVIDED, HOWEVER, THAT NO ABOVE GROUND UTILITY VAULTS THAT WOULD SUBSTANTIALLY INTERFERE WITH THE INTENDED USE OF THE TRAIL CORRIDOR SHALL BE ALLOWED WITHIN ANY EASEMENTS, CORRIDORS, OR COMMON LOTS DESIGNATED AS PUBLIC MULTI-USE TRAIL EASEMENT AREAS, AND NO SUCH EASEMENT RIGHTS SHALL BE GRANTED TO THE ABOVE LISTED UTILITY COMPANIES, OR ANY OTHER PARTIES, IN CONFLICT WITH THIS STATEMENT.

FURTHER, THE UNDERSIGNED OWNER HEREBY GRANTS AND CONVEYS TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS, A FIVE-FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS AND APPURTENANCES THERETO, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT AND STREETLIGHT, TO EXTEND BEYOND THE FIVE-FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

DATED THIS ____ DAY OF _____, 2006

BY: _____ DATE
ORLO E. COX
A REPRESENTATIVE OF COX FAMILY TRUST ETAL & COX ORLO E. JR. TRUST

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2004
BY _____ AS A REPRESENTATIVE OF
COX FAMILY TRUST ETAL & COX ORLO E. JR. TRUST

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

DIVISION OF WATER RESOURCES DIVISION

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 - ROBERT COACHE, P.E. DATE

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTH HALF (N ½), OF THE NORTHWEST QUARTER (NW ¼), OF THE NORTHWEST QUARTER (NW ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., ALSO BEING LOT 1 PER PARCEL MAP FILE 18, PAGE 64, CLARK COUNTY AREA NEVADA.

BASIS OF BEARING

SOUTH 81°04'36" WEST
BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY NEVADA PER FILE 18, PAGE 64, OF PLATS, CLARK COUNTY NEVADA RECORDS, ALSO BEING THE CENTERLINE OF ANN ROAD

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.

WALTER B. ROSS DATE

CERTIFICATE OF EASEMENT RECIPIENTS

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

BY: _____ DATE
LAS VEGAS VALLEY WATER DISTRICT

BY: _____ DATE
SOUTHWEST GAS CORPORATION

BY: _____ DATE
NEVADA POWER COMPANY

BY: _____ DATE
SPRINT

BY: _____ DATE
COX COMMUNICATIONS LAS VEGAS, INC.

CHARLES KAJKOWSKI, JR. P.E.#4784 DATE
CITY OF LAS VEGAS ENGINEER

COUNTY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAV EXAMINED THE FINAL MAP OF ANN & TORREY PINES AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. THE OMUMENTS HAE NOT BEEN SET BUT A PROPERT PERFORMANCE BOND HAS BEEN DEPOSITED TO GUARANTEE THEIR SETTING ON OR BEFORE _____.

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

CERTIFICATE OF DIRECTOR OF PLANNING & DEVELOPMENT

I CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COPLIES WITH THE TENTATIVE MAP AND AND APPROVED ALTERATIONS ^{thereto} ~~THEREO~~: THAT THE FINAL MAP COMPLIES WITH APPLICABLE STATUTORY AND ^{ordinance} ~~ORDINANCE~~ PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET; AND THAT THE MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING AND DEVELOPMENT ON THE ____ DAY OF _____, 200____

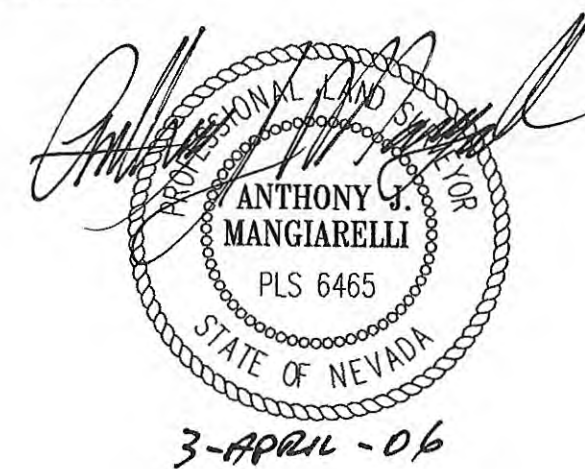
BY: M. Mango Wheeler, RCD DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

SURVEYOR'S CERTIFICATE

I, ANTHONY MANGIARELLI, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AN AGENT FOR JPL ENGINEERING, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSISTENCE OF : B.J. RICHARDSON AS AN AGENT OF COX FAMILY TRUST ETAL & COX ORLO E. JR. TRUST
- THE LANDS SURVEYED LIE WITHIN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON 18 JANUARY 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 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.

ANTHONY MANGIARELLI
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 6465
THIS LICENSE EXPIRES 12-31-07



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

FMP - 12767

JPL ENGINEERING INC. 8620 S. EASTERN AVE, SUITE 8 LAS VEGAS, NEVADA 89123 (702)-898-6269	NO. _____ FILED AT THE REQUEST OF JPL ENGINEERING INC. DATE _____ AT _____ M. BOOK _____ PAGE _____ OF _____ PLATS OFFICIAL RECORDS BOOK NO. _____
	CLARK COUNTY, NEVADA RECORDS FRANCES DEANE, RECORDER
	FEE _____ DEPUTY _____

FINAL MAP

ANN & TORREY PINES

SINGLE FAMILY RESIDENCES
BEING A PORTION OF THE NORTH HALF (N ½), OF THE NORTHWEST QUARTER (NW ¼), OF THE
NORTHWEST QUARTER (NW ¼), OF THE NORTHEAST QUARTER (NE ¼), OF SECTION 35, TOWNSHIP 19
SOUTH, RANGE 60 EAST, M.D.M., ALSO BEING LOT 1 PER PARCEL MAP FILE 18, PAGE 64, CLARK
COUNTY AREA NEVADA.



SCALE: 1" = 40'

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE (USE AS NOTED)
- RIGHT OF WAY DEDICATION TO CITY OF LAS VEGAS
- NAIL & TAG PLS No. 6465 (TO BE SET)
- TYPE III MONUMENT (TO BE SET)
- ALUMINUM CAP PLS No. 6465 (TO BE SET)
- FOUND MONUMENTS (AS NOTED)
- N.A.P.O.T.S. NOT A PART OF THIS SITE

REFERENCES

- BOOK 18, PAGE 64 OF PLATS
- DOCUMENT: BOOK 20010516, PAGE 00459

Note: Direct Access to Ann Road and Torrey Pines Drive from adjacent lots is prohibited.

LINE TABLE

LINE	LENGTH	BEARING
L19	42.97	N71°36'52"W
L20	42.32	N81°04'36"W
L21	3.00	N85°54'24"E
L22	25.00	N81°04'36"W
L23	3.00	S08°56'24"W
L24	4.74	N81°04'36"W
L25	56.39	N81°04'36"W
L26	0.17	S00°07'09"E
L27	19.50	S89°52'31"W
L28	19.50	S89°52'31"W
L29	50.03	S81°09'14"E
L30	40.31	S81°09'14"E
L31	21.73	N81°09'14"W
L32	67.30	N81°09'14"W
L33	65.81	N81°09'14"W
L34	52.10	N81°09'14"W
L35	32.43	S81°09'14"E
L36	33.98	S00°07'09"E
L37	33.98	S81°04'36"E
L38	33.84	S84°53'14"W
L39	152.20	S27°56'48"E
L40 (R)	25.00	S27°56'48"E
L41	5.04	N00°01'32"E
L42	5.04	N00°01'32"E
L43	32.35	S00°01'32"W
L44	5.00	S88°58'28"E
L45	13.27	N00°07'09"W
L46	79.32	S81°04'36"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C27	76.76	54.00	46.48	81°26'38"
C28	4.95	30.00	2.48	92°17'14"
C29	33.91	24.00	20.46	80°57'27"
C30	27.13	25.00	15.07	62°10'21"
C31	35.36	25.00	21.37	81°02'06"
C32	14.56	41.00	7.36	20°21'00"
C33	17.31	20.00	9.24	49°35'20"
C34	48.00	41.00	27.90	68°28'11"
C35	20.19	41.00	10.31	28°13'08"
C36	5.01	41.00	2.51	7°00'01"
C37	5.02	41.00	2.51	7°00'36"
C38	35.60	41.00	19.01	49°45'57"
C39	21.63	41.00	11.07	30°13'40"
C40	6.40	41.00	3.21	8°56'31"
C41	42.45	41.00	23.35	58°19'11"
C42	17.35	20.00	9.26	49°41'53"
C43	11.21	20.00	5.76	32°07'21"
C44	6.12	20.00	3.08	17°31'27"
C45	54.64	41.00	32.24	76°21'50"
C46	28.71	41.00	15.54	41°31'16"
C47	28.25	41.00	13.59	36°41'09"
C48	36.87	41.00	19.79	51°31'38"
C49	52.37	41.00	30.44	73°12'11"
C50	17.33	20.00	9.25	49°38'26"
C51	34.55	20.00	23.40	98°57'55"
C52	43.22	25.00	29.29	99°02'33"
C53	7.35	30.00	3.69	14°02'15"
C54	7.35	30.00	3.69	14°02'15"
C55	16.59	54.00	8.36	17°35'56"
C56	35.39	25.00	21.39	81°05'48"

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

May 1, 2006

Mr. Orlo E. Cox
6280 West Deer Springs Road
Las Vegas, Nevada 89131

RE: FMP-12787 - Ann & Torrey Pines

Dear Mr. Cox:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on May 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 – Ann & Torrey Pines (TMP-7339).
2. The Final Map shall be revised in accordance with the corrections noted on the attached map as required by the Planning and Development Department prior to the submittal of the original Mylar for signature by the City. Such corrections shall include the following:
 - a. On the cover sheet, the name: “M. Margo Wheeler, AICP” should be inserted between “Director of Planning and Development” and the signature line.
 - b. On the cover sheet, under the Certificate of Director of Planning and Development, “thereto” and “ordinance” are misspelled.
 - c. On the cover sheet, insert the file number “FMP-12781” above the block in the lower right-hand corner.
 - d. The six-foot landscaped strip located on the perimeter of the development must be placed within a common lot (Condition #6 of SDR-5789).
 - e. Show a street name that is approved by the Fire Communications Center. The street name should have a “Court” suffix.
 - f. Include a note on sheet 2, which states: “Direct access to Ann Road and Torrey Pines Drive from adjacent lots is prohibited.”
 - g. Show the block number.

Public Works

3. The Owner's Certificate shall be modified to state; “dedicate rights-of-way” and “grant easements”.
4. Revise the Owner's Certificate to delete the reference to trails as there are none for this subdivision.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby





Mr. Orlo E. Cox
FMP-12787 - Page Two
May 1, 2006

5. The radius corner dedication at the southeast corner of Ann Road and Torrey Pines shall be located within the bold lines of the mapped property boundary and sectioned off as stand alone parcel/lot, then labeled as "Hereby Dedicated".
6. Remove the Ingress/Egress area from the dedication. The area south of the northern tangency of C29 must be "Private" as the City of Las Vegas does not accept Ingress/Egress areas.
7. Show the interior street name and label the interior street as "Private Street, P.U.E., City of Las Vegas Sewer Easement, and Public Drainage Easement (To Be Privately Maintained by the Homeowner's Association)."
8. Add a note to the Final Map: 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 10 foot drainage easement between lots 4 and 5 shall be mapped as a "Common Lot" and shall be annotated as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
10. On sheet 2, the 20 foot drainage easement south of Lot 5 is not required as a drainage easement but is required as a public sewer easement, label the easement appropriately.
11. The 10-foot drainage easement along the south side of lots 6 through 8 shall be labeled as a "Private Drainage Easement to be Privately Maintained".
12. The 10-foot drainage easement along the south side of the Common Lot shall be labeled as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
13. On sheet 1, revise the City Engineer's signature to read: Jorge Cervantes, P.E. #13977, P.T.O.E.
14. Provide Site Visibility Restriction Zones at all intersections. Include the following statement on the map: "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. Area shall be labeled as "Privately Maintained". In addition, we request that all future final maps within the City of Las Vegas also provide a similar explanation if S.V.R.Z.s are necessary.



Mr. Orlo E. Cox
FMP-12787 - Page Three
May 1, 2006

15. Add the Final Map number, FMP-12787, to the lower right hand corner of the cover sheet.
16. Site development to comply with all previous conditions of approval for the Ann & Torrey Pines Tentative Map.
17. 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

This action by the Planning and Development Department on May 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,



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

DS:clb

cc: Ms. Channon Prait
Gaughan Richardson Development
3555 Reno Avenue, Suite G
Las Vegas, Nevada 89118

Mr. James Lopez
JPL Engineering, Inc.
8620 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

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: Anthony Mangiarelli, PLS
JPL Engineering

From: Alan R. Riecki, PLS
City Surveyor

CC: Don Schmeiser
Planning and Development

Date: July 19, 2006

Re: **ANN & TORREY PINES - 2ND REVIEW**
FMP-12787

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 revise the legal description to include the entire boundary owned, including those areas to be dedicated, as marked on Sheet 2.

We believe this site contains a total of 3.64 acres.

We note that this submittal's Owner's Certificate has been revised and the paragraph granting easements to the City of Las Vegas has been removed. This will have to be replaced.

On Sheet 2, there is a line along the right-of-way of Ann Road that I believe defines the area dedicated by Book 20010516, Instrument 0459. This line may simply serve to confuse the issue and I believe it should be removed, both on the right-of-way of Ann Road and also in Detail A as marked.

As mentioned above, the area being dedicated per this plat should be shown within the graphic boundary of this map as marked on Sheet 2.

Please change the Sight Visibility Restriction Easements (SVRE) to Sight Visibility Restriction Zones (SVRZ) to conform to current standard details.

Please check curve and radial line data as marked on Sheet 2.

Please correct miscellaneous errors, typos, or omissions as shown on the redlines.

Please note this is the second Comment Review Memo on this map.





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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: Anthony Mangiarelli, PLS
JPL Engineering

From: Alan R. Riecki, PLS
City Surveyor

CC: Don Schmeiser
Planning and Development

Date: April 27, 2006

Re: **ANN & TORREY PINES**
FMP-12787

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 metes and bounds legal description sufficient to close your site and arrive at a total acreage.

Please change the name of the City Engineer.

Planning and Right-of-Way are now requiring conduit to be added to the last paragraph of the Owner's Certificate after traffic signals.

Please change the name of the director of the Department of Planning and Development.

The boundary and many lots on this map do not close as shown. We were unable to complete a map check at this time and it is my opinion that this map is not suitable for submission to a governmental entity. Please check the work and resubmit after a thorough in-house quality control check.





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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 *BAH*
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: May 25, 2006
Re: **FMP-12787 REVISED** Ann & Torrey Pines SEC Ann Rd. & Torrey Pines Dr.
Request for a Final Map Technical Review for a 15 lot residential subdivision

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

COMMENTS:

We note that an approved Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works. We also note that a Traffic Impact Analysis was not required by the Traffic Engineering Division for the Ann & Torrey Pines subdivision.

CONDITIONS OF APPROVAL:

1. The Owner's Certificate shall be modified to state; "dedicate rights-of-way" and "grant easements".
2. Revise the Owner's Certificate to delete the reference to trails as there are none for this subdivision.
3. The radius corner dedication at the southeast corner of Ann Road and Torrey Pines shall be located within the bold lines of the mapped property boundary and sectioned off as stand alone parcel/lot, then labeled as "Hereby Dedicated".
4. Remove the Ingress/Egress area from the dedication. The area south of the northern tangency of C29 must be "Private" as the City of Las Vegas does not accept Ingress/Egress areas.
5. Show the interior street name and label the interior street as "Private Street, P.U.E., City of Las Vegas Sewer Easement, and Public Drainage Easement (To Be Privately Maintained by the Homeowner's Association)."
6. Add a note to the Final Map: 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.
7. The 10 foot drainage easement between lots 4 and 5 shall be mapped as a "Common Lot" and shall be annotated as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
8. On sheet 2, the 20 foot drainage easement south of Lot 5 is not required as a drainage easement but is required as a public sewer easement, label the easement appropriately.
9. The 10-foot drainage easement along the south side of lots 6 through 8 shall be labeled as a "Private Drainage Easement to be Privately Maintained".
10. The 10-foot drainage easement along the south side of the Common Lot shall be labeled as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
11. On sheet 1, revise the City Engineer's signature to read: Jorge Cervantes, P.E. #13977, P.T.O.E.
12. Provide Site Visibility Restriction Zones at all intersections. Include the following statement on the map: "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. Area shall be labeled as "Privately Maintained". In addition, we request that all future final maps within the City of Las Vegas also provide a similar explanation if S.V.R.Z.s are necessary.
13. Add the Final Map number, FMP-12787, to the lower right hand corner of the cover sheet.
14. In accordance with Condition of Approval #8 of the approved Tentative Map, provide a Traffic Signal Chord Easement at the southeast corner of Torrey Pines Drive and Ann Road.
15. Site development to comply with all previous conditions of approval for the Ann & Torrey Pines Tentative Map.
16. 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.



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: May 1, 2006
Re: **FMP-12787** Ann & Torrey Pines SEC Ann Rd. & Torrey Pines Dr.
Request for a Final Map Technical Review for a 15 lot residential subdivision

COMMENTS:

We note that an approved Drainage Plan/Study is on file with the Flood Control Section of the Department of Public Works. We also note that a Traffic Impact Analysis was not required by the Traffic Engineering Division for the Ann & Torrey Pines subdivision.

CONDITIONS OF APPROVAL:

1. The Owner's Certificate shall be modified to state; "dedicate rights-of-way" and "grant easements".
2. Revise the Owner's Certificate to delete the reference to trails as there are none for this subdivision.
3. The radius corner dedication at the southeast corner of Ann Road and Torrey Pines shall be located within the bold lines of the mapped property boundary and sectioned off as stand alone parcel/lot, then labeled as "Hereby Dedicated".
4. Remove the Ingress/Egress area from the dedication. The area south of the northern tangency of C29 must be "Private" as the City of Las Vegas does not accept Ingress/Egress areas.
5. Show the interior street name and label the interior street as "Private Street, P.U.E., City of Las Vegas Sewer Easement, and Public Drainage Easement (To Be Privately Maintained by the Homeowner's Association)."
6. Add a note to the Final Map: 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.
7. The 10 foot drainage easement between lots 4 and 5 shall be mapped as a "Common Lot" and shall be annotated as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
8. On sheet 2, the 20 foot drainage easement south of Lot 5 is not required as a drainage easement but is required as a public sewer easement, label the easement appropriately.
9. The 10-foot drainage easement along the south side of lots 6 through 8 shall be labeled as a "Private Drainage Easement to be Privately Maintained".
10. The 10-foot drainage easement along the south side of the Common Lot shall be labeled as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
11. On sheet 1, revise the City Engineer's signature to read: Jorge Cervantes, P.E. #13977, P.T.O.E.
12. Provide Site Visibility Restriction Zones at all intersections. Include the following statement on the map: "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. Area shall be labeled as "Privately Maintained". In addition, we request that all future final maps within the City of Las Vegas also provide a similar explanation if S.V.R.Z.s are necessary.
13. Add the Final Map number, FMP-12787, to the lower right hand corner of the cover sheet.
14. Site development to comply with all previous conditions of approval for the Ann & Torrey Pines Tentative Map.
15. 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.



12

April 7, 2006

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

Gentlemen:

SUBJECT: WATER AVAILABILITY – FMP-12787 ANN AND TORREY
PINES; A.P.N. 125-35-501-001

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

A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met. The total projected water usage of the subdivision is 15.4 acre-feet/year.

If you have any questions, please contact Karen Jensen at 258-3276.

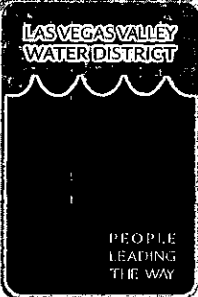
Sincerely,

Original Signed By:
GEORGE A. JACOBY

George A. Jacoby, Manager
Engineering Services Division

GAJ/kj

cc: Clark County Health District
City of Las Vegas Planning Department ✓
JPL Engineering



1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

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

4/4/06

FMP-12787 - ANN & TORREY PINES - Request for a Final Map Technical Review FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

CASE PLANNER: DON SCHMEISER 229-5915

**ADMINISTRATIVE**

Comments Due: APRIL 14, 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 DON SCHMEISER (dschmeiser@lasvegasnevada.gov), the Case Planner responsible for this case.

LIST COMMENTS BELOW:

Ref 11428





CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

DATE: 3/16/2006

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

To: ENGINEER FIRM: **JPL ENGINEERING**

8620 S. EASTERN AVE., SUITE 8
LAS VEGAS, NV 89123-

PHONE NUMBER: (702)898-6269 x

FAX NUMBER: (702)896-0647

From: **KEVIN BERG**

City of Las Vegas Land Development

PROJECT INFORMATION:

PROJECT NUMBER: **11331**

PROJECT NAME: **ANN & TORREY PINES**

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

MAP ID: **125-35-5**

DEVELOPER CO.: **GAUGHAN RICHARDSON DEVELOPMENT**

G-35-2

3555 RENO AVENUE, SUITE "G"

LAS VEGAS, NV 89118-

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1	CIVILBLUEX	REC:1/17/06	RET: 2/1/06	Result: Additional Review Req'd
2	CIVILBLUEX	REC:3/2/06	RET: 3/16/06	Result: Approvable with Condition(s)

DESCRIPTION OF ITEMS ATTACHED

- ☒ LAND DEVELOPEMNT COMMENTS
- ☒ CURRENT PLANNING COMMENTS (RETAIN FOR YOUR USE)
- ☒ FIRE DEPARTEMENT COMMENTS (RETAIN FOR YOUR USE)
- ☒ BOND ESTIMATE
- ☐ DEVELOPER/CONTRACTOR'S PERMIT REQUEST FORM
- ☐ DUPLICATE MYLAR (S) ☐ OFF-SITE CONST. PERMIT - PLEASE FOWARD TO CONTRACTOR
- ☒ EXPRESS SIGN-IN SHEET

REMARK (S):

Please address all redlines and resubmit revised plans (1 Sets of MYLARS) with Land Development Redlines Set.

Additional information may be required (if checked).

- ☐ Provide Legal description(s), sketch and ownership document for all public ROW or easement grant/dedication.
- ☒ Bond Must be posted.
- ☒ Fee(s) - see bond estimate and plans for breakdown.
- ☐ Permit request form must be filled out and signed by contractor and return to CLV Land Development.
- ☒ UPDATE SOILS REPORT
- ☒ ENCROACHMENT AGREEMENT



SIGN IN - TIME SHEET FOR LAND DEVELOPMENT EXPRESS PLAN CHECK

PROJECT NAME: Ann + Torrey Pines

APPT. DATE/TIME: 3/16/6

PROJECT (Hansen) #: 11331

TIME IN/OUT: 2:00

HOURS CHARGED/AMOUNT DUE:

4:30

2.5 hrs @ \$ 600/hr = \$1500

NAME	COMPANY	RELATIONSHIP TO PROJECT	PHONE NUMBER
1. Kevin Berg	CLV	Land Dev	2294837
2. Channon m. Pratt	GRD	GC	210-9272
3. James Lopez	JPL	Engineer	898-6269
4. Harlan SMOOT	CLV	LAND DEV	229-6660
5.			
6.			
7.			
8.			
9.			
10.			

Address all items marked below prior to the Mylar Meeting.

- ☒ Civil Plans and Final map (i.e.: street names, lot numbers/dimensions, bearings, etc.....) must agree prior to plan approval.
- ☒ Contact Adelle Wright at 229-6371 to prepare Offsite Improvement Agreements.
- ☒ An Encroachment Agreement is required for Landscape in the Public Right of Way.
- ☐ Complete Developer's Request for Permits form. DONE
- ☒ Call to set next ~~mylar~~ review appointment. MYLAR
- SOILS REPORT UPDATE REQ'D

TOTAL FEES (from bond estimate)=

\$ 17,079.14



EXHIBIT "A"

BOND ESTIMATE FORM



PROJECT NUMBER: 11331 APPL TYPE: L-CIVIL
 PROJECT NAME: ANN & TORREY PINES
 LOCATION: ANN ROAD / TORREY PINES DRIVE (SEC)

PRINT DATE: 3/16/06

Prepared by:
 HSMOOT

PUBLIC ITEMS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL PRICE
630.00.23	8" SEWER	535.00	LF	15.00	8,025.00
630.02.49	SEWER MANHOLE 6 TO 18 FEET	4.00	EA	1,800.00	7,200.00
629.01.17	6" WATER MAIN	308.00	LF	12.50	3,850.00
629.01.22	8" WATER MAIN	208.00	LF	15.00	3,120.00
629.01.32	12" WATER MAIN	246.00	LF	25.00	6,150.00
629.00.30	FIRE HYDRANT	2.00	EA	1,800.00	3,600.00
629.00.11	WATER SERVICE TO LOTS	15.00	EA	420.00	6,300.00
613.01.11	CURB & GUTTER(TYPE "L"&"A")	583.00	LF	4.85	2,827.55
613.01.36	CROSS GUTTER	597.00	SF	4.25	2,537.25
613.01.24	SIDEWALK 4"	2,915.00	SF	1.80	5,247.00
613.01.71	SIDEWALK UNDERDRAIN	2.00	EA	825.00	1,650.00
613.01.55	SIDEWALK RAMP	2.00	EA	250.00	500.00
302.00.01	TYPE I GRAVEL BASE	602.00	CY	9.50	5,719.00
302.00.05	TYPE II GRAVEL BASE	430.00	CY	9.50	4,085.00
402.00.05	5" ASPHALTIC CONCRETE PAVING	384.00	SY	9.30	3,571.20
402.00.03	3" ASPHALTIC CONCRETE PAVING	679.00	SY	5.70	3,870.30
402.00.04	4" ASPHALTIC CONCRETE PAVING	1,345.00	SY	7.50	10,087.50
623.00.12	PULL BOX	1.00	EA	100.00	100.00
623.01.60	STREETLIGHT (STANDARD BASE)	3.00	EA	1,900.00	5,700.00
621.00.00	SURVEY MONUMENTS	621.00	EA	465.00	288,765.00
609.00.10	48" SD MANHOLE	2.00	EA	2,000.00	4,000.00
609.01.43	6' CM2 DROP INLET	2.00	EA	3,900.00	7,800.00
603.00.04	18" STORM DRAIN	397.00	LF	85.00	33,745.00
409.00.10	BUS TURNOUT	310.00	SF	4.25	1,317.50
980.00.02	CABLE TO LOTS(RES SUBDIV ONLY)	15.00	EA	250.00	3,750.00
980.00.04	GAS TO LOTS(RES SUBDIV ONLY)	15.00	EA	500.00	7,500.00
980.00.06	PHONE TO LOTS(RES SUBDIV ONLY)	15.00	EA	250.00	3,750.00
980.00.08	POWER TO LOTS(RES SUBDIV ONLY)	15.00	EA	575.00	8,625.00
980.02.01	DRAINAGE EASEMENT BOLLARD	2.00	EA	250.00	500.00
609.99.MISC	3' VALLEY GUTTER	1,215.00	SF	4.25	5,163.75
616.00.08	DRAINAGE EASEMENT WROUGHT IRON	10.00	LF	100.00	1,000.00



EXHIBIT "A"

BOND ESTIMATE FORM



PROJECT NUMBER: 11331 APPL TYPE: L-CIVIL
 PROJECT NAME: ANN & TORREY PINES
 LOCATION: ANN ROAD / TORREY PINES DRIVE (SEC)

PRINT DATE: 3/16/06

Prepared by:
 HSMOOT

CONTINUED...

PRIVATE ITEMS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL PRICE
613.01.13	CURB & GUTTER (30" ROLL TYPE)	1,024.00	LF	6.15	6,297.60
302.00.01	TYPE I GRAVEL BASE	304.00	CY	9.50	2,888.00
613.01.36	CROSS GUTTER	450.00	SF	4.25	1,912.50
302.00.05	TYPE II GRAVEL BASE	455.00	CY	9.50	4,322.50
402.00.02	2" ASPHALTIC CONCRETE PAVING	2,733.00	SY	4.30	11,751.90

	PRIVATE	PUBLIC
<u>ESTIMATED COST</u>	27,172.50	450,056.05
<u>10% CONTINGENCIES</u>	2,717.25	45,005.61
<u>SUB TOTAL</u>	29,889.75	495,061.66
<u>GRAND TOTAL:</u>		524,951.41
<u>TOTAL APPROVED BOND:</u>		525,000.00

APPROVED BY: KEVIN BERG
APPROVED DATE: 3/16/06

CURRENT FEE LIST

<u>FEE DESCRIPTION</u>	<u>AMOUNT</u>
EXPRESS PLAN CHECK APPLICATION FEE	300.00
INITIAL PLAN CHECK	1555.64
TOTAL PAID FEE(S)	1,855.64

DATE PAID:
 PAID 01/17/2006
 PAID 01/17/2006

<u>FEE DESCRIPTION</u>	<u>AMOUNT</u>
INSPECTION	9622.89
PLAN CHECK	5006.25
IMPROVEMENT AGREEMENTS FEE	100.00
EXPRESS PLAN CHECK HOURLY FEE	2100.00
FINAL MAP MYLAR PROCESSING FEE	250.00
TOTAL UNPAID FEE(S)	17,079.14

DATE PAID:
 UNPAID
 UNPAID
 UNPAID
 UNPAID
 UNPAID





PROJECT NUMBER: 11331 APPL TYPE: L-CIVIL

PROJECT NAME: ANN & TORREY PINES

LOCATION: ANN ROAD / TORREY PINES DRIVE (SEC)

PRINT DATE: 3/16/06

Prepared by:
HSMOOT

Date: March 16, 2006

DEVELOPER CO.: GAUGHAN RICHARDSON DEVELOPMENT

3555 RENO AVENUE, SUITE "G"

LAS VEGAS , NV 89118-

PHONE NUMBER: (702)891-5037 x

FAX NUMBER: (702)891-5228

RE: Approved Bond Estimate * for :ANN & TORREY PINES

Land Development Project H# : 11331

Attached is the approved bond estimate for the above-reference project. You are required to complete the improvements listed, or guarantee their completion by providing surety prior to the issuance of permits and/or the recordation of any maps. Certain information is required in order to prepare these agreements. As soon as the type of surety (bond, cash, financial institution) is known, please contact Land Development so that the appropriate off-site improvement agreements can be prepared. Please note that the agreements will be prepared using the "owner" shown on the final map. If the project does not have a final map, (a non-subdivision), the "owner" will be determined by the Assessors Parcel Number, please have this available when you call. If there has been a change of ownership, or if someone other than the listed owner will be developing the tract, please submit a copy of the recorded deed showing the new owners, the agreements will be prepared. Please follow these steps or delays may occur. If you have any questions please contact Land Development at 229-6371.

* PLEASE BE AWARE THAT WE HAVE OUR OWN BOND FORM

Sincerely,

KEVIN BERG - Land Development Plan Checker



MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Peter Lowenstein
Phone: (702) 229-4693 Fax: (702) 385-7268
CC: Land Development Civil Plan Ref. #11331
Date: 03/10/06 2nd Blue Line Review
Re: Ann and Torrey Pines – A 15 Lot Residential Subdivision

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Please place a new detail depicting the bus turnout along Ann Road as has been depicted on Sheet GP1.
2. For any perimeter screen walls that are proposed provide a detail and label as "decorative block wall with 20% contrasting material and cap." [Detail N]
3. Please label all of the heights for both the existing and proposed walls. [Details G, J and M]
4. Provide elevation details that indicate overall height, color, material, and texture of existing and proposed retaining and screen walls and step-backs.
5. Information on Civil Plans must match Final Map.
6. Please submit a supplementary landscape plan to the Department of Planning and Development to insure conformance with Condition #6 and 7 of approved Site Development Plan Review [SDR-5789].
7. Civil plan redlines must be returned with mylars for planning signature.

NLS

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.



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-12787

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	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
*STREETS & SANITATION		2009 RONEMUS
*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**

4/4/06

FMP-12787 - ANN & TORREY PINES - Request for a Final Map Technical Review FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

CASE PLANNER: **DON SCHMEISER 229-5915**



ADMINISTRATIVE

Comments Due: **APRIL 14, 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 DON SCHMEISER (dschmeiser@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.





054780

July 29, 2005

Mr. Orlo E. Cox
6280 West Deer Springs
Las Vegas, Nevada 89131

RE: TMP-7339 - TENTATIVE MAP - ANN & TORREY PINES

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM
LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Cox:

Your request for a Tentative Map FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 units per acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 28, 2005.

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

Planning and Development

- I. 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. The development shall conform to the Conditions of Approval for the Site Development Plan Review (SDR-5789).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting the conditions of approval in this report shall be approved by staffs of the Planning and Development Department and Public Works Department. In particular, the following should be addressed:
 - A decorative block wall not exceeding a height of eight feet with at least 20 percent contrasting materials shall be shown. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
 - Corner side yards should be dimensioned as not exceeding 15 feet.
 - Cross sections E, F, G, H, J, and K should be submitted and depict approved conditions.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



4. Street names must be provided in accordance with the City's Street Naming Regulations.
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. As an attachment to the civil bond, any part of which shall not be released until this 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, which shall be reviewed and approved by the Field Operations Division of the Public Works Department. 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 concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.
7. All development is subject to the conditions of City departments and State subdivision statutes.

Public Works

8. Grant a Traffic Signal Chord easement on the southeast corner of Torrey Pines Drive and Ann Road.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.
10. Site development to comply with all applicable conditions of approval for ZON-5788, SDR-5789 and all other applicable site-related actions.



Mr. Orlo E. Cox
TMP-7339 - Page Three
July 29, 2005

11. 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.

This action by the Planning Commission on July 28, 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 *July 29, 2005*.

Sincerely,


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

GL:clb

cc: Gaughn Richardson Development
3555 Reno Avenue, Suite G
Las Vegas, Nevada 89118

Mr. James P. Loez
JPL Engineering, Inc.
8620 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123



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AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 10, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5789 - APPLICANT: GAUGHAN RICHARDSON
DEVELOPMENT - OWNER: COX FAMILY TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. A Variance (VAR-5952) to allow an R-PD zoning district on less than five acres, a Rezoning (ZON-5788) to a R-PD3 (Residential Planned Development - 3 Units per Acre) Zoning District, and a Waiver of Title 18 (WVR-5790) approved by the City Council.
2. This Site Development Plan Review 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. All development shall be in conformance with the site plan and building elevations date stamped 02/02/05, except as amended by conditions herein.
4. All homes within the development shall be single-story homes.
5. The elevations shall be submitted and approved by Planning and Development Department staff prior to the time application is made for a building permit.
6. The setbacks for this development shall be a minimum of 20 feet to the front of the house and face of garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 20 feet in the rear.
7. The 6-foot landscaped strip located on the perimeter of the development must be placed within a common lot element that will be maintained by a homeowners' association.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones, in this development.



11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. 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 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. 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.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. The proposed 39-foot street shall be private and may not be gated as currently configured.
15. A Homeowner's 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.
16. 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.
17. Site development to comply with all applicable conditions of approval for ZON-5788 and all other site-related actions.
18. 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 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.



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City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**FMP Application****Report Date** 04/03/2006 05:27 PM**Submitted By**

Page 1

A/P # 12787 **FINAL MAP****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	04/03/2006 16:26	983978	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-12787 - ANN & TORREY PINES - Request for a Final Map Technical Review FOR A 15-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.87 acres adjacent to the southeast corner of Ann Road and Torrey Pines Drive (APN 125-35-501-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Ross).

Parent A/P # 7339
Project # 12787 Project/Phase Name ANN & TORREY PINES Phase #
Size/Area 4.87 ACRES Size Description
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12535501001

Location

Owner/Tenant

Contact ID# 1163780 Name ORLO E COX
Mailing Address 6280 W DEER SPRINGS
City LAS VEGAS Organization
ZIP/PC 89131 State/Province NV
Day Phone (702)645-3711 x Country
Fax (702)645-3750 Evening Phone
Mobile # ☐ Foreign

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses6390 W ANN RD
LAS VEGAS, 89130-**Linked Parcels**

No Parcels are linked to this Application

A/P Linked Parcels

12535501001



Report Date 04/03/2006 05:27 PM

Submitted By

Page 2

FINAL MAP

Technical Review Process

Mylar Process

15 # of Residential/Commercial Lots

0 # of Residential/Commercial Lots

0 # of Common Element Lots

0 # of Common Element Lots

04/03/2006 **Blueline Submitted**

Mylar Submitted

04/04/2006 **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 & TORREY PINES

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

981106

SCHMEISER

DONALD

D

PLANNING 229-5915

Log
Action
Hours

Description
Comments

Entered By

Start

Stop

PAYMNT

CK NAME, # WHO PICKED UP PERMIT

983657

04/03/2006 16:30

0.00 jpl engineering inc ck 6058 / amanda stone / 898-6269



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Final Map Technical Review
 Project Address (Location) 6390 W. Ann Road, Las Vegas, Nevada
 Project Name Ann & Torrey Pines Proposed Use _____
 Assessor's Parcel #(s) 125-35-501-001 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage n/a Floor Area Ratio n/a
 Gross Acres 4.87 Lots/Units 15 Density 24
 Additional Information _____

PROPERTY OWNER Orlo E. Cox Contact _____
 Address 6280 W. Deer Springs Phone: (702) 645-3711 Fax: (702) 645-3750
 City Las Vegas State Nevada Zip 89131

APPLICANT Gaughan Richardson Development Contact Channon Pratt
 Address 3555 Reno Ave., Suite G Phone: (702) 891-5037 Fax: (702) 891-5228
 City Las Vegas State Nevada Zip 89118

REPRESENTATIVE JPL Engineering, Inc. Contact James P. Lopez, P.E.
 Address 8620 S. Eastern Ave., Suite 8 Phone: (702) 898-6269 Fax: (702) 896-0647
 City Las Vegas State Nevada Zip 89123

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: William J. Richardson

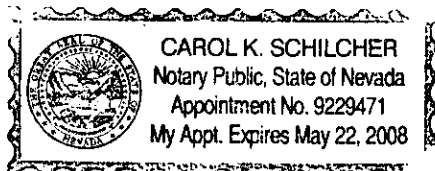
Subscribed and sworn before me

This 3rd day of April, 2006
Carol K. Schilcher

Notary Public in and for said County and State

Case #	<u>FMP12787</u>
Meeting Date:	_____
Total Fee:	<u>750.00</u>
Date Received:*	<u>4.3.06</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.





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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-12787 APN: 125-35-501-001

Name of Property Owner: Orlo E. Cox

Name of Applicant: Gaughan Richardson 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

☒ 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: _____

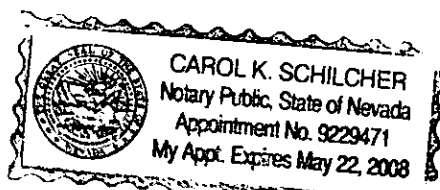
Print Name: William J. Richardson

Subscribed and sworn before me

This 3rd day of April, 2006

Carol K. Schilcher

Notary Public in and for said County and State





980440.01559

QUITCLAIM DEED

Without consideration, ORLO E. COX, Jr., a married man, does hereby QUITCLAIM to ORLO E. COX, Jr., as Trustee of the COX FAMILY TRUST, dated December 9, 1991, who herein acknowledges the same is received as community property, of 6200 Door Springs Way, Las Vegas, Nevada 89131, all of his right, title and interest in and to the following real property in the County of Clark, State of Nevada, described as:

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 35, Township 19 South, Range 60 East, M.D.B. & M. APN: 125-35-501-001

Witnesseth my hand this 22nd day of April, 1998.

[Signature]
ORLO E. COX, Jr.

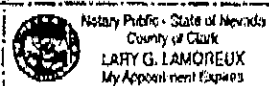
Acknowledge Receipt as Community Property

[Signature]
ORLO E. COX, Jr., Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 22nd day of April, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ORLO E. COX, Jr., personally known (or proved) to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein maintained.

[Signature]
Notary Public



WHEN RECORDED MAIL TO:
LARRY G. LAMOREUX, PC
519 So. Decatur
Las Vegas, NV 89107

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

L. LAMOREUX
04-20-98 11:46 ESP
OFFICIAL RECORDS
BOOK: 980430 INST: 01538
FEE: 7.00 RPTE: EXW808

