FINAL MAP OF GRAND CANYON ESTATES

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CERTIFICATE OF OWNERSHIP AND EASEMENT DEDICATION

WE, SHELDON W. PAUL, A MARRIED MAN AND RAYMOND MARK TURNER, A MARRIED MAN, AS INDIVIDUAL OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF GRAND CANYON ESTATES, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, AND DO HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS, RIGHTS-OF-WAY AND GRANT PUBLIC EASEMENTS 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, WE HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY, EMBARQ CORPORATION, SOUTHWEST GAS CORPORATION, LAS VEGAS VALLEY WATER DISTRICT, COX COMMUNICATIONS LAS VEGAS, INC., AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "UTILITY EASEMENT" : (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 STREETS, TO INCLUDE ACCESS TO ABOVE-GROUND TRANSFORMER PADS; AND (IV) A TWO-FOOT WIDE EASEMENT AROUND EACH TRANSFORMER PAD WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND FINAL REMOVAL AND/OR ABANDONMENT, OF UNDERGROUND DISTRIBUTION LINES AND APPURTENANCES, 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.

FURTHERMORE, WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, HEREBY GRANT AND CONVEY TO NEVADA POWER COMPANY AND EMBARQ CORPORATION, JOINTLY AND SEVERALLY AND TO THEIR SUCCESORS AND ASSIGNS, A THREE FOOT WIDE EASEMENT ABUTTING ALL SIDE PROPERTY LINES AND ALONG ALL UNDERGROUND SERVICES TO METER PANELS. ALSO AN EASEMENT CONTIGUOUS TO, AND/OR BACK OF, PUBLIC OR PRIVATE STREETS FOR ABOVE GROUND TRANSFORMERS AND FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL OF UNDERGROUND DISTRUBUTION LINES AND APPURTENANCES. WHERE NO SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENT SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND TEN FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF CURB WITHIN SAID PUBLIC OR PRIVATE STREET. WHERE SIDEWALK EXISTS, THE WIDTH OF SAID EASEMENTS SHALL BE DEFINED BY A LINE RUNNING PARALLEL TO AND FIVE FEET DISTANT, MEASURED AT RIGHT ANGLES, FROM THE BACK OF ANY STREET FRONTAGE SIDEWALK. ALSO AN ADDITIONAL TWO FEET AROUND TRANSFORMER PADS, WITHIN THE PLATTED LANDS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, AND FINAL REMOVAL AND/OR ABANDONMENT, OF UNDERGROUND POWER AND TELEPHONE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO.

SHELDON W. PAUL, A MARRIED MAN, AS OWNER — DATE

RAYMOND MARK TURNER, A MARRIED MAN, AS OWNER — DATE

ACKNOWLEDGEMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____.

BY: SHELDON W. PAUL, A MARRIED MAN AND RAYMOND MARK TURNER, A MARRIED MAN, AS INDIVIDUAL OWNERS

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.
MY COMMISSION EXPIRES NOVEMBER 16, 2008

DISTRICT BOARD OF HEALTH CERTIFICATE

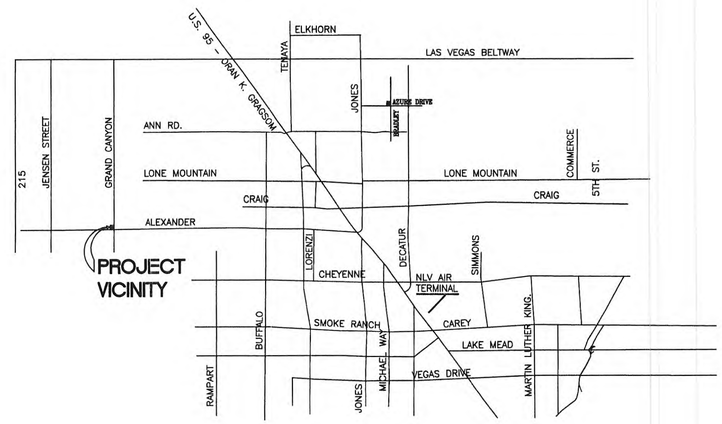
THIS FINAL MAP IS APPROVED BY THE SOUTHERN NEVADA HEALTH DISTRICT. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

SOUTHERN NEVADA HEALTH DISTRICT — DATE

DIVISION OF WATER RESOURCES CERTIFICATE

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

DIVISION OF WATER RESOURCES — DATE



VICINITY MAP

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

SAID PARCEL CONTAINS 107,314 SQUARE FEET OR 2.4 ACRES MORE OR LESS.

Include signature block for Planning & Development

UTILITY / AGENCY APPROVALS

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

SOUTHWEST GAS CORPORATION — DATE

NEVADA POWER COMPANY — DATE

EMBARQ CORPORATION — DATE

COX COMMUNICATIONS LAS VEGAS, INC. — DATE

LAS VEGAS VALLEY WATER DISTRICT — DATE

CLARK COUNTY FIRE DEPARTMENT — DATE

SURVEYOR'S CERTIFICATE

I, PATRICK B. BEEBE, 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: N.R.E.I., L.L.C.
2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 27 T21S, R60E, M.D.B.&M., CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON JULY 20, 2004.
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 THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____, 2007 AND APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

PATRICK B. BEEBE
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 8488

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — PATRICK B. BEEBE — No. 8488

COUNTY SURVEYOR'S CERTIFICATE

I, BRETT N. LANE, COUNTY SURVEYOR FOR CLARK COUNTY, NEVADA, DO HEREBY CERTIFY:
THAT ON THIS_____ DAY OF _____, 200__, I DID EXAMINE THE (AMENDED) FINAL MAP OF "GRAND CANYON ESTATES".

_____;

THAT THE (AMENDED) MAP, AS SHOWN HEREON, IS TECHNICALLY CORRECT; HAVE NOT BEEN SET, BUT A PROPER PERFORMANCE BOND HAS BEEN AND THAT IF THE MONUMENTS HAVE NOT BEEN SET, A PROPER PERFORMANCE BOND OR OTHER FINANCIAL ASSURANCE HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE THE___ DAY OF _____, 200___.

BRETT N. LANE, P.L.S.
CLARK COUNTY SURVEYOR
NEVADA CERTIFICATE NO. 7641

ZONING ADMINISTRATOR APPROVAL

THIS IS TO CERTIFY THAT THE CLARK COUNTY ZONING ADMINISTRATOR APPROVED AND ACCEPTED ON BEHALF OF THE PUBLIC, THIS MAP AND ANY PARCELS OF LAND OFFERED FOR DEDICATION AND EASEMENTS GRATED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SHOWN HEREON.

APPROVED BY THE CLARK COUNTY ZONING ADMINISTRATOR IN CONFORMITY WITH TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL

TINA GARRISON
FOR THE ZONING ADMINISTRATOR — DATE

BENCHMARK:

CLARK COUNTY BENCHMARK #9LV00-7N4 CITY OF LAS VEGAS RIVET AND ALUMINUM PLATE IN TOP OF CURB, SOUTHEAST CORNER OF ALEXANDER RD. AND GRAND CANYON DR. NEAR PC OF GRAND CANYON DR.
ELEVATION = 792.858 METERS. 2601.23 FEET (NAVD 88)

BASIS OF BEARINGS

NORTH 87°30'00" EAST BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON FILE AT THE CLARK OCUNTY, NEVADA RECORDERS OFFICE AS FILE 101, PAGE 86 OF SURVEYS.

RECORDERS NOTE :

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

FMP-17120
-000-0000000-

FINAL MAP OF "GRAND CANYON ESTATES"

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 6, T.20S., R.60E. M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

DELTA ENGINEERING
3131 MEADE AVE., SUITE "D"
LAS VEGAS, NV. 89102
TEL: (702) 364-9777
FAX (702) 364-9333

DES. BY	DWG. BY	CHKD. BY
PBB	SRB	PBB
SCALE 1' = 30'	DATE 08-22-06	
JOB NO. 04070	SHT. 1 OF 2	

NO. _____
FILED AT THE REQUEST OF DELTA ENGINEERING
DATE _____ AT _____
BOOK _____ PAGE _____
OF PLATS
OFFICIAL RECORDS BOOK NO.
CLARK COUNTY, NEVADA RECORDS
FRANCES DEANE , RECORDER
FEE _____ DEPUTY _____

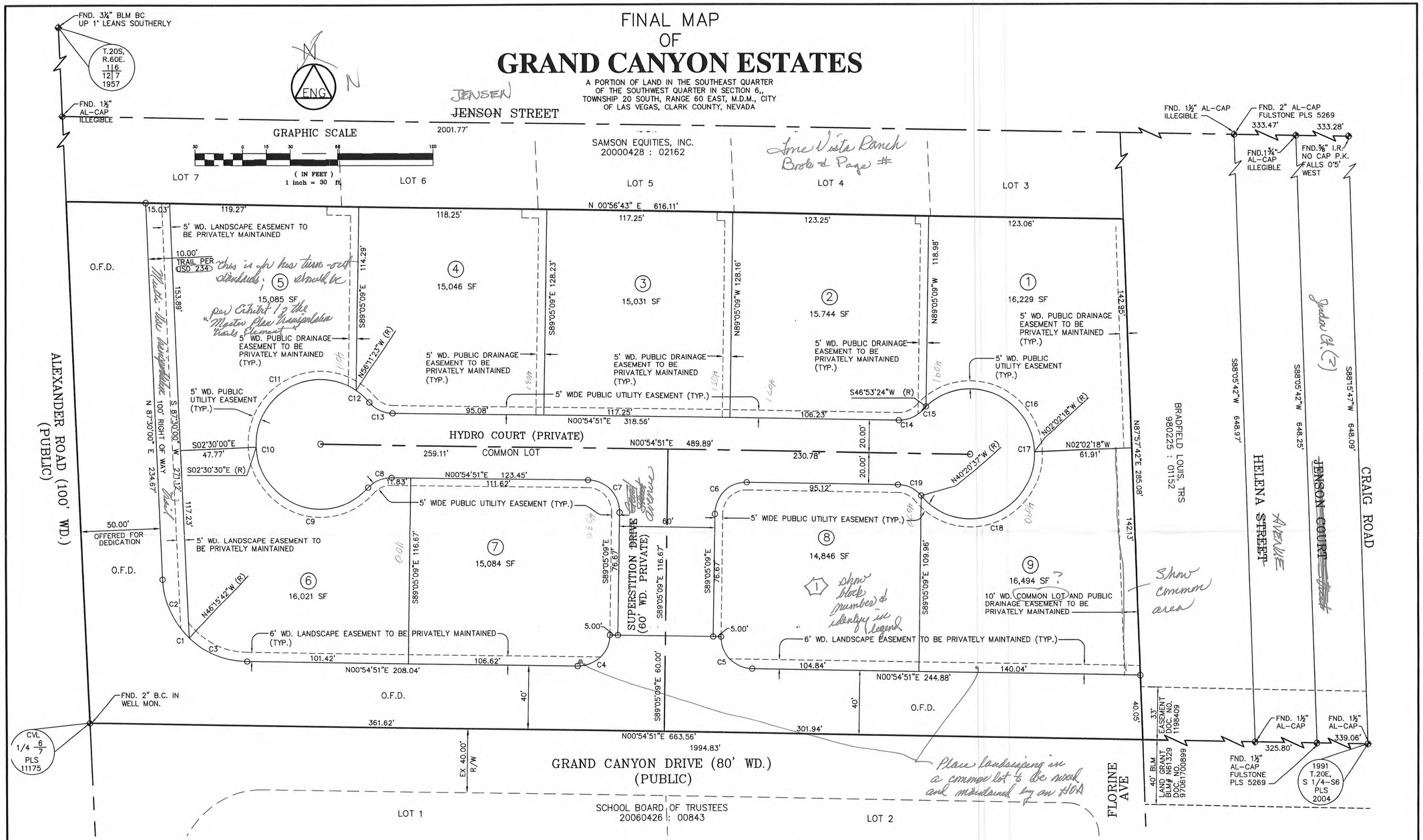
RECEIVED AUG 26 2008

STAFF COPY

'500.pc3

FINAL MAP OF GRAND CANYON ESTATES

A PORTION OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 6,, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



Sheet names must be approved by the Fire Communications Center

Note: Direct access Alexander Road and Grand Canyon Drive from adjacent lots shall be prohibited

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	86°35'09"	54.00	81.61	50.87
C2	43°45'42"	54.00	41.24	21.69
C3	42°49'27"	54.00	40.36	21.18
C4	90°00'00"	20.00	31.42	20.00
C5	90°00'00"	20.00	31.42	20.00
C6	90°00'00"	20.00	31.42	20.00
C7	90°00'00"	20.00	31.42	20.00
C8	48°49'38"	19.50	16.62	8.85
C9	135°24'47"	40.50	95.72	98.78
C10	277°39'15"	40.50	196.26	
C11	126°18'37"	40.50	89.28	80.02
C12	15°55'52"	40.50	11.26	5.67
C13	48°49'38"	19.50	16.62	8.85
C14	48°49'38"	19.50	16.62	8.85
C15	04°48'11"	40.50	3.40	1.70
C16	131°04'18"	40.50	92.65	89.02
C17	277°39'15"	40.50	196.26	
C18	141°46'46"	40.50	100.22	116.89
C19	48°49'38"	19.50	16.62	8.85

LEGEND

———	SECTION LINE
———	SUBDIVISION BOUNDARY LINE
———	LOT LINE
———	ADJOINING PROPERTIES
———	EASEMENT LINE
◆	FOUND AS NOTED
◉	SET ALCAP OR NAIL AND TIN, PLS 8488
O	SET TYPE III MONUMENT, PLS 8488 W/ REFERENCE MONUMENTS
O.F.D.	OFFERED FOR DEDICATION TO CLARK COUNTY PER THIS MAP
(R)	RADIAL BEARING
C1	CURVE TABLE NUMBERS
L1	LINE TABLE NUMBERS
S.F.	SQUARE FEET
APN	ASSESSOR'S PARCEL NUMBERS
B.O.B.	BASIS OF BEARING
LOT 1	LOT NUMBERS = 10
U.E.	UTILITY EASEMENT
C-L	COMMON LOTS
N.A.P.	NOT A PART
⟨1⟩	Block Number

FINAL MAP OF 'GRAND CANYON ESTATES'

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 6, T.20S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

DELTA ENGINEERING
3131 MEADE AVE., SUITE "D"
LAS VEGAS, NV. 89102
TEL: (702) 364-9777
FAX (702) 364-9333

DES. BY	DWG. BY	CHKD. BY
PBB	SRB	PBB
SCALE 1' = 30'	DATE 08-22-06	
JOB NO. 04047	SHT. 2 OF 3	

P500.pc3

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Camp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

October 23, 2006

Mr. Sheldon Paul
517 Rose Street
Las Vegas, Nevada 89106

RE: FMP-17120 - Grand Canyon Estates

Dear Mr. Paul:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 20, 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 – Grand Canyon Estates (TMP-6416).

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, delete the signature block for a Zoning Administrator and include a signature block for the Department of Planning and Development. Include the Director's name as "M. Margo Wheeler, AICP."
   b. On the cover sheet, insert the file number "FMP-17120" above the signature block in the lower right-hand corner.
   c. On the cover sheet, the acreage should be 2.5 acres, not 2.4 acres.
   d. On sheet two, show the block number and identify the block number symbol in the legend.
   e. Street names on sheet two must be approved by the Fire Communications Center (contact Sharon Ozuna at telephone number 229-0236). The entrance street name should have an AVENUE" suffix. "HELENA STREET" should be renamed "HELENA AVENUE" and "JENSON STREET" is misspelled and should be named "JENSEN STREET." There is no JENSON COURT; however, there is a "Jerdon Court" that extends east of Jensen Street a short distance.
   f. On sheet two, include a note as follows: "Direct Access to Alexander Road and Grand Canyon Drive from adjacent lots is prohibited."

g. On sheet two, label the trail along Alexander Road as: "MULTI-USE TRANSPORTATION TRAIL." The note: "TRAIL PER USD 234" is incorrect. USD 234 is for bus turn-outs. The reference should be to "EXHIBIT 1 OF THE MASTER PLAN TRANSPORTATION TRAILS ELEMENT."

h. On sheet 2, show the six-foot landscaped strips along Grand Canyon Drive as common elements to be owned and maintained by a homeowner's association.

i. On sheet 2, a note within Lot 9 indicates that a 10-foot wide easement is to be included in a common lot. If that is the case, show the common lot separate from Lot 9 and give a letter designation to it.

j. On sheet 2, verify whether there exists the Lone Vista Ranch subdivision to the west of the property, and if so, indicate the book and page number of the recorded map.

Public Works

3. Insert the following paragraph after the second paragraph as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E, "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, nor any other parties, in conflict with this statement". In addition, include the following paragraph at the end of the Owner's Certificate: 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, conduits, traffic signals and appurtenances; 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.

4. The following statement should be added to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lot (i.e. Lot "A"), a portion of a Multi-Use Transportation Trail, will be conveyed to the City of Las Vegas within one year of the recordation of this map". The Common Lot in this paragraph shall be that denoting the 10-foot wide trail path.

5. On the cover sheet, add the name of the City Engineer, Jorge Cervantes, P.E #13977, P.T.O.E.

6. On the cover sheet, remove the "Clark County Fire Department" signature line.

7. On the cover sheet, change the Clark County Surveyor's Certificate to the City of Las Vegas Surveyor's Certificate.

8. On sheet 2, revise the north arrow to point in the correct direction.

9. Provide a common lot label and add a note to the private street on sheet 2 that reads as follows: Private Street, Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowner's Association.

10. The common lot along Alexander Road shall be comprised of two separate common lots, each identified with a separate letter designation, such as "A" and "B", one being 10-foot wide for the trail path and one being 5-foot wide for the landscape area.

11. Replace the label for the Multi-Use Transportation Trail on sheet 2 with the following: Common Lots (i.e. "A" and "B"), fronting Alexander Road shall have a multi-use transportation trail easement and said easement shall extend across any proposed driveways and/or private streets; said easement being a portion of the overall 20-foot Multi-Use Transportation Trail Easement along Alexander Road of which the entire width of landscape areas are to be privately maintained by the Homeowners' Association".

12. In the legend on sheet 2, revise the "Offered For Dedication" statement from Clark County to City of Las Vegas.

13. At the intersection of Grand Canyon Drive and the entrance street (Superstition Drive), revise the property line to line up with the street right-of-way offset of 40 feet from the centerline. The City of Las Vegas does not accept ingress/egress easements.

14. On sheet 2, add the words "By The Homeowner's Association" to the end of all of the Public Drainage Easement labels. In addition, dimension and label the 10-foot Public Drainage Easement between Lots 1 and 9.

15. On Sheet 2 on all locations include the word "private" before "landscape easement". Remove this label from Alexander Road because this 5-foot area is a part of the Multi Use Transportation Trail.

16. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that some lot dimensions do not match. Revise drawings as necessary.

17. Site development to comply with all previous conditions of approval for the Grand Canyon Estates Tentative Map (TMP-6416).

18. 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 October 20, 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

DS:clb

cc: Mr. Jim Thomas
3343 Meade Avenue
Las Vegas, Nevada 89102

City of Las Vegas

COMBINED FIRE COMMUNICATIONS CENTER

SERVING THE CITY OF LAS VEGAS, CLARK COUNTY, AND NORTH LAS VEGAS

FIRE SERVICES / STREET NAME VALIDATION

SUBDIVISION LISTING

11/15/2006 10:05:56 AM

FIRM: Delta Engineering
ENTITY: City Of Las Vegas Planning
SUBDIVISION: Grand Canyon Estates
PLANNING No.: FMP-17130
DESCRIPTION:
REF NO: 11300

Street Name	Street Type	Disposition
Hydro		Street name sound alike
Superstition		Street name duplicate
Canyon Estates		Street name duplicate
Canyon		Street name duplicate
Clear Creek Estates		Street name too long
Clear Creek		Street name duplicate
Desert View		Street name duplicate
North Rim Estates		Name contains direction
North Rim		Name contains direction

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: Patrick Beebe, PLS
Delta Engineering

From: Alan R. Riekki, PLS
City Surveyor

CC: Don Schmeiser
Planning and Development

Date: October 18, 2006

Re: **GRAND CANYON ESTATES**
FMP-17120

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:

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 provide a metes and bounds legal description sufficient to close your site and arrive at a total acreage of 4.96 acres.

Please add a signature line for the City Engineer.

Please correct the location in Statement #2 of the Surveyor's Certificate.

Please update all jurats to reflect the City of Las Vegas rather than Clark County.

Please rotate the north arrow to the correct quadrant.

Sectional symbols as drawn may be confusing due to the north orientation. We suggest rotating them so that they read correctly.

Please complete dimensioning ties on Alexander Road as marked.

ARR:lp

October 18, 2006
Re: FMP-17120 (Grand Canyon Estates)

Please identify the trails area as shown adjacent to Lots 5 and 6. If this is a common lot, please label it so and provide an area.

Please correct distances on Hydro Court.

Please check spelling on Jensen Street.

Please complete bearing and distance ties along Jensen Street.

Irregular easements being granted on Lots 2, 3, and 4 must be completely dimensioned in order to be plotted.

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

Please remove the ingress/egress area at the private street entrances. The City of Las Vegas is no longer accepting these.

Please provide a square footage for the common lot which makes up the private streets.

Requirements for adjoining calls are different in the City of Las Vegas. Please provide Book and Page numbers, APN numbers or adjoiners.

We're curious if the dashed line shown as landscaped easements on the north and east lines of this property are, in fact, supposed to be common lots. If so, this area must be excluded from the area of the lots, labeled as a common lot, and given its own lot number and area.

Please correct dimensions on the boundary as marked.

Please correct and complete dimensions for the overall distance calls along Grand Canyon Drive as marked.

Please complete and/or correct lot dimensions and radial calls as marked on Lots 8 and 9.

Monuments set in public and private streets within the City of Las Vegas will require Type IV reference monuments to be set in top of curb. Monuments being set on lot corners will not require reference monuments, therefore we suggest utilizing an additional symbol. Please revise your legend to reflect this. Both instances, however, will require a subsequent monument tie map.

Please add the standard note regarding sawcuts and rear property corners.

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

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
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)
Date: October 16, 2006
Re: **FMP-17120** Grand Canyon Estates SWC Ann Rd. & Rebecca Rd.
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. We also note that a Traffic Impact Analysis was not required by the Traffic Engineering Division for the Grand Canyon Estates subdivision.

CONDITIONS OF APPROVAL:

1. Insert the following paragraph after the second paragraph as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E, "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, nor any other parties, in conflict with this statement". In addition, include the following paragraph at the end of the Owner's Certificate: 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, conduits, traffic signals and appurtenances; 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.
2. The following statement should be added to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lot (i.e. Lot "A"), a portion of a Multi-Use Transportation Trail, will be conveyed to the City of Las Vegas within one year of the recordation of this map". The Common Lot in this paragraph shall be that denoting the 10-foot wide trail path.
3. On the cover sheet, add the name of the City Engineer, Jorge Cervantes, P.E #13977, P.T.O.E.
4. On the cover sheet, remove the "Clark County Fire Department" signature line.
5. On the cover sheet, change the Clark County Surveyor's Certificate to the City of Las Vegas Surveyor's Certificate.
6. On the cover sheet, change the County Zoning Administrator signature block to the City of Las Vegas Planning Director's signature block.
7. On sheet 2, revise the north arrow to point in the correct direction.
8. Provide a common lot label and add a note to the private street on sheet 2 that reads as follows: Private Street, Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowner's Association.
9. The common lot along Alexander Road shall be comprised of two separate common lots, each identified with a separate letter designation, such as "A" and "B", one being 10-foot wide for the trail path and one being 5-foot wide for the landscape area.
10. Replace the label for the Multi-Use Transportation Trail on sheet 2 with the following: Common Lots (i.e. "A" and "B"), fronting Alexander Road shall have a multi-use transportation trail easement and said easement shall extend across any proposed driveways and/or private streets; said easement being a portion of the overall 20-foot Multi-Use Transportation Trail Easement along Alexander Road of which the entire width of landscape areas are to be privately maintained by the Homeowners' Association".
11. In the legend on sheet 2, revise the "Offered For Dedication" statement from Clark County to City of Las Vegas.
12. At the intersection of Grand Canyon Drive and the entrance street (Superstition Drive), revise the property line to line up with the street right-of-way offset of 40 feet from the centerline. The City of Las Vegas does not accept ingress/egress easements.
13. On sheet 2, add the words "By The Homeowner's Association" to the end of all of the Public Drainage Easement labels. In addition, dimension and label the 10-foot Public Drainage Easement between Lots 1 and 9.
14. On Sheet 2 on all locations include the word "private" before "landscape easement". Remove this label from Alexander Road because this 5-foot area is a part of the Multi Use Transportation Trail.
15. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that some lot dimensions do not match. Revise drawings as necessary.
16. Site development to comply with all previous conditions of approval for the Grand Canyon Estates Tentative Map (TMP-6416).
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.

LAS VEGAS VALLEY WATER DISTRICT

PEOPLE LEADING THE WAY

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

LVVWD.COM

October 5, 2006

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

Gentlemen:

SUBJECT: WATER AVAILABILITY – FMP-17120 GRAND CANYON ESTATES, A.P.N. 138-06-401-006

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 15.9 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
Delta Engineering

Memorandum

City of Las Vegas
Department of Public Works
Traffic Engineering Division

To: LAND DEVELOPMENT

From: Joe Pena (229-6880) - - Traffic Review

CC: William Crockett, P.E. - Delta Engineering 364-9777

Date: 2/21/2006

Re: Project # 10929 · Grand Canyon Estates

I have reviewed the above referenced project and have identified concerns as indicated below:

Satisfied	Not Satisfied	Not Applicable	
☐	☐	☑	1. The requirements of Standard Drawing 201, Minimum Back of Curb Radius, are Not Applicable
☐	☐	☑	2. The requirements of Standard Drawing 222A, Multi Family and Commercial Driveway, are Not Applicable. **Maximum Change Between Road Cross Slope and Driveway Slope Without Designing for a Vertical Curve is 5%.**
☐	☐	☑	3. **Must provide pavement delineation per Standard Drawing 244, Typical Centerline Delineation.**
☐	☐	☑	4. The requirements of Standard Drawing 246, Typical Left Turn Storage Delineation 4 or 6 Lane Section, are Not Applicable.
☐	☑	☐	5. **Must provide sight triangles per Standard Drawing 201.2, Sight Visibility Zones.**
☐	☐	☑	6. Street name/block number signs are not required.
☐	☐	☑	7. Traffic signal interconnect and pull boxes are not required.
☐	☐	☑	8. Typical intersection signal conduit not required.
☐	☐	☑	9. No vertical curve requirements.
☐	☐	☑	10. No horizontal curve requirements.

11. **Provide R1-1 "STOP" sign on Superstion Drive at Grand Canyon Drive. Provide radius dimensions for all radii at intersections. Coordinate with City of Las Vegas Traffic Barricade section for any temporary signing on striping required with development on Grand Canyon Drive. Sight Visibility Restriction Zones are now required on internal streets as well.**

Please have the project engineer revise the plans to address the concerns identified above. It is understood that revising the plans may not satisfy all of the zoning/planning conditions placed on the development. Other conditions (i.e. traffic impact analysis, signal contributions, etc.) related to the traffic engineering discipline may still need to be satisfied.

I have attached a redlined set of plans illustrating the above referenced comments. Should you have any questions or if I can

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AUG 26 2006

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-17120**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	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	4th FLOOR CITY HALL
*STREETS & SANITATION		2009 RONEMUS
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

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

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

FINAL MAPS
09/27/2006

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

09/27/06

FMP-17120 – GRAND CANYON ESTATES - *Request for a Final Map Technical Review FOR A 78-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.98 acres at the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008 and 125-35-103-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross).*

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

☒ **ADMINISTRATIVE**

Comments Due: **OCTOBER 7, 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:

04070

CITY OF LAS VEGAS
LAND DEVELOPMENT SCREENING CHECKLIST

PROJECT NUMBER: **10929**

PROJECT NAME: **GRAND CANYON ESTATES**

REVIEW BY: **MKOLBER** DATE: **2/3/2006**

ENGINEER FIRM: **DELTA ENGINEERING** 3131 MEADE AVENUE, SUITE "D" LAS VEGAS, NV 89102- PHONE NUMBER: (702)364-9777 x FAX NUMBER: (702)364-9333	DEVELOPER CO.: **PAUL SHELDON W** 5177 ROSE ST LAS VEGAS, NV 89106 PHONE NUMBER: (702)353-2883 x FAX NUMBER: (702)319-3234

INITIAL PACKAGE

(An initial submittal will not be "Accepted for Review" until all of the following items are satisfied)

SATISFIED

- YES — 5 Sets of checkprints
- YES — Plans shall be stamped and signed in accordance with NAC 625.611
- YES — A completed bond estimate form
- YES — 2 copies of soils report (required if streets are being constructed)
- YES — A copy of Drainage Study approval memo (if required - see conditions)
- NA — A copy of Traffic Study approval letter (if required - see conditions)
- NA — Master Streetlight Plans approved (if requied - see conditions)
- YES — Copy of all "conditions of approval" as provided to the developer from Planning Commision and/or City Council, or Administrative Reviews
- YES — Plan check fee (based on the bond estimate form)

FEE DESCRIPTION	AMOUNT	DATE PAID
INITIAL PLAN CHECK	3,118.43	2/2/06

COMMENTS: Original submittal rejected. Soils report did not include street design. 2nd submittal accepted.

THIS PACKAGE IS [XX] ACCEPTED.
[ ] NOT ACCEPTED.

IF NOT ACCEPTED PLEASE PICKUP PACKAGE AT LAND DEVELOPMENT FRONT COUNTER.

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Rec'd. 6-12-06

DATE: 3/2/2006

CITY OF LAS VEGAS
LAND DEVELOPMENT TRANSMITTAL

PLEASE RETURN THIS TRANSMITTAL WITH ANY RESUBMITTAL FOR THIS PROJECT

To:	From:
ENGINEER FIRM: DELTA ENGINEERING 3131 MEADE AVENUE, SUITE "D" LAS VEGAS, NV 89102- PHONE NUMBER: (702)364-9777 x FAX NUMBER: (702)364-9333	HARLOW SMOOT III City of Las Vegas Land Development

PROJECT INFORMATION:

PROJECT NUMBER: **10929**

PROJECT NAME: **GRAND CANYON ESTATES**

APPLICATION TYPE: **L-CIVIL** WORK TYPE: **L-SUB** MAP ID: **138-06-4** L-06-7

DEVELOPER CO. : **PAUL SHELDON W**
5177 ROSE ST
LAS VEGAS , NV 89106

NUMBER OF REVIEW(S) PERFORMED ON THIS PROJECT:

1 **CIVILBLUE** REC:2/6/06 RET: 3/2/06 Result: **Additional Review Req'd**

DESCRIPTION OF ITEMS ATTACHED

- [x] **LAND DEVELOPEMNT COMMENTS**
- [x] **CURRENT PLANNING COMMENTS (RETAIN FOR YOUR USE)**
- [x] **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**
- [x] ENCROACHMENT APPLICATION

REMARK (S):

Please address all redlines and resubmit revised plans (2 Sets of CORRECTED BLUELINES 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.
- [x] A COMPLETE REVIEW COULD NOT BE COMPLETED DUE TO LACK OF INFORMATION.
- [ ]

RECEIVED
AUG 26 2006

PLANNING &
DEVELOPMENT

CITY OF LAS VEGAS

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

053817

May 13, 2005

Mr. Jim Thomas
3343 Meade
Las Vegas, Nevada 89102

RE: TMP-6416 - TENTATIVE MAP - GRAND CANYON ESTATES

Dear Mr. Thomas:

Your request for a Tentative Map FOR A NINE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.00 acres adjacent to the northwest comer of Alexander Road and Grand Canyon Drive (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] Under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown), was considered by the Planning Commission on May 12, 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 (ZON-5796), and Site Development Plan Review (SDR-5797).

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

5. 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.

CITY OF LAS VEGAS NEVADA

07101-001-01-05

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

7. 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.

Public Works

8. If a sewer stub from Alexander has not been provided by Special Improvement District improvements, the developer will be required to provide an alternate path to connect to public sewer.

9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5796 and Site Development Plan Review SDR-5797 and all other subsequent site-related actions.

10. 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 May 12, 2005 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

PLANNING &
DEVELOPMENT

CITY OF LAS VEGAS

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

052334

January 28, 2005

Mr. Sheldon Paul
3343 Meade Avenue
Las Vegas, Nevada 89102

RE: SDR-5797 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Paul:

Your request for a Site Development Plan Review FOR A PROPOSED NINE LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 4 (Brown), was considered by the Planning Commission on January 27, 2005.

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

Planning and Development

1. A Rezoning (ZON-5796) to an R-PD2 Zoning District 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, except as amended by conditions herein.

4. Building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 10 feet to the front of the house and garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a typical street section of Grand Canyon Drive with a 6-foot landscape buffer adjacent to a 5-foot sidewalk, as well as include a perimeter wall detail.

7. 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, to reflect the removal of the access control gates, unless in conformity with Clark County Uniform Standard Drawings 222a; The landscape plan shall also be revised to reflect a consistent legend with the full size plan and typical drawings, as well as to reflect identical lot sizes with the site plan.

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

10. 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.

11. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate step backs.

12. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate step backs.

13. Air conditioning units shall not be mounted on rooftops.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

15. 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.

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

17. 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. 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.

18. All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on *March 2, 2005*, 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 Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Jim Thomas
3343 Meade Avenue
Las Vegas, Nevada 89102

A/P # 17120 FINAL MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/26/2006 11:12	984548	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-17120 - GRAND CANYON ESTATES - Request for a Final Map technical review FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.46 acres at the northwest corner of Alexander Road and Grand Canyon Drive (APN 138-06-401-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 units per acre), Ward 4 (Brown).

Parent A/P # 6416
Project # 17120 Project/Phase Name GRAND CANYON ESTATES Phase #
Size/Area 2.46 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13806401006

Location

Owner/Tenant

Contact ID AC878827 Name PAUL W SHELDON
Mailing Address 517 ROSE ST Organization TURNER RAYMOND MARK
City LAS VEGAS State/Province NV
ZIP/PC 89106 Country ☐ Foreign
Day Phone (702)438-4692 x Evening Phone
Fax (702)438-4693 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

9702 W ALEXANDER RD
LAS VEGAS, 89129-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13806401006

Applicants/Contacts

Applicants/Contacts

Primary N | Capacity OWNER | Contact ID AC878827 ☐ Foreign
Effective | Expire
Name PAUL W SHELDON
Day Phone (702)438-4692 x | Eve Phone | Organization TURNER RAYMOND MARK
Pager | PIN # | Position
Fax (702)438-4693 | Mobile | Profession
E-Mail
Address 517 ROSE ST
LAS VEGAS, NV 89106
Seasonal Addr

Valid From To
Comments
Paul Sheldon 438-4692

Primary Y | Capacity OTHER | Other REP | Contact ID AC1282890 ☐ Foreign
Effective | Expire
Name JAMES R THOMAS
Day Phone (702)353-2883 x | Eve Phone | Organization
Pager | PIN # | Position
Fax (702)441-0441 | Mobile | Profession
E-Mail
Address 3343 MEADE AVE
LAS VEGAS, NV 89102
Seasonal Addr

Valid From To
Comments
Jim Thomas 353-2883

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
PROCESSING FEE ($500.00)	Paid
NOTIFICATION & ADVERTISING FEE ($300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
170169 B&S PLAN (BUILDING&SAFETY PLAN REVIEW)	Incomplete
170167 DEVCO (DEVELOPMENT COORDINATION)	Incomplete
170178 FIRE ENG (FIRE PROTECTION ENGINEERING)	Incomplete
170170 FLODD (FLOOD CONTROL)	Incomplete
170177 LAND DEV (LAND DEVELOPMENT)	Incomplete
170168 NEIGH P&S (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
170171 ROW (RIGHT-OF-WAY)	Incomplete
170176 SEWER (COLLECTION SYSTEMS PLANNING)	Incomplete
170175 SID (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
170174 SURVEY (SURVEY)	Incomplete
170173 TEFO (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
170172 TRAFFIC (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(PT-NOTIFICATION MAP DATE)	
(PT-SIZE OF NOTIFICATION AREA)	

Item Description	Item Status
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

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

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

FINAL MAP

Technical Review Process

9 # of Residential/Commercial Lots

0 # of Common Element Lots

02/02/2006 Blueline Submitted

09/26/2006 Blueline Accepted for Processing

Action Letter Sent

Mylar Process

0 # of Residential/Commercial Lots

0 # of Common Element Lots

Mylar Submitted

Mylar Accepted for Processing

Mylar Comments Sent

Mylar Released for Recordation

Type of Map NEW

Y Parent Project link required?

Y Is this a Residential Subdivision?

Flood Study required?

Traffic Study required?

Street Name Has Been Changed

Recordation Information

Date At 00:00

Subdivision Code (Book and Page)

CLV Drawing #

Legal Subdivision Name

GRAND CANYON ESTATES

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

Employee ID	Last	First	MI	Comments
981106	SCHMEISER	DONALD	D	PLANNING 229-5915

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	09/26/2006 11:27		0.00

Comments: Holly Sinei, Grand Canyon Holding ck #1049, 702-364-9777

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: FINAL MAP

Project Address (Location) GRAND CANYON / ALEXANDER

Project Name GRAND CANYON ESTATES **Proposed Use** 9 LOT RESIDENTIAL

Assessor's Parcel #(s) 138-06-401-006 **Ward #** 4

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

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

Gross Acres 5 **Lots/Units** 9 **Density** 2 UNITS PER ACRE

Additional Information _____

PROPERTY OWNER Sheldon & Paul **Contact** Sheldon Paul
Address 517 Rose St **Phone** (702) 438-4692 **Fax:** 438-4693
City Las Vegas **State** NV **Zip** 89106

APPLICANT Sheldon Paul **Contact** Same
Address 517 Rose St **Phone:** 438-4692 **Fax:** 438-4693
City Las Vegas **State** NV **Zip** 89106

REPRESENTATIVE JAMES R. THOMAS **Contact** JIM THOMAS
Address 3343 MEADE AVE. **Phone:** 353-2883 **Fax:** 441-0441
City LAS VEGAS **State** NV **Zip** 89102

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 Sheldon & Paul

Subscribed and sworn before me

This 13th day of September, 20 06.

[signature]

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JACKIE VANDERVEEN
No. 02-76559-1 My Appointment Expires January 11, 2009

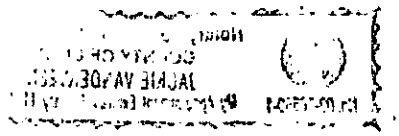
FOR DEPARTMENT USE ONLY

Case #	FMP-17120
Meeting Date:	
Signs Required:	
Map #	
Total Fee:	$750.00
Receipt #	
Date Accepted:	9/26/06
Accepted By:	[signature]

RECEIVED
AUG 26 2006

Revised 2/12/02

f:\depot\Application Packet\Application Form.doc



PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: FMP-17120 APN: 138-06-401-006

Name of Property Owner: Sheldon Paul

Name of Applicant: Sheldon Paul

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the 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/Authorized Agent: [signature]

Print Name: Sheldon Paul

Subscribed and sworn before me

This 13th day of September, 2006

[signature]
Notary Public in and for said County and State

RECEIVED
AUG 26 2006

20040802-0005271
Fee: $16.00 RPTT: $8,670.00
08/02/2004 14:20:29 T20040073651
Req: FIRST AMERICAN TITLE COMPANY OF I
Frances Deane N/C: $0.00
Clark County Recorder Pgs: 3

A.P.N.: 138-06-401-006

File No: 105-2145816 (KLK)

R.P.T.T.: $8,670.00

27

When Recorded Mail To: and Mail Tax Statements To:
Sheldon W. Paul and Raymond Mark Turner
5177 Rose Street
Las Vegas, NV 89106

3

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nevada Realty Holdings, LLC a Nevada limited liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Sheldon W. Paul, a married man, as to an undivided 2/3 interest and Raymond Mark Turner, a married man, as to an undivided 1/3 interest, as his sole and separate property

the real property situate in the County of Clark, State of Nevada, described as follows:

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 04, 2004 IN BOOK 20040504, PAGE N/A, AS INSTRUMENT NO. 0419S.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/25/2004

Nevada Realty Holdings, LLC a Nevada
limited liability Company

By: Milbank Holding Corp., DBA Real
Estate Services, Inc., its manager

By: M. Aaron Yashouafar, CEO

STATE OF ~~NEVADA~~ California
: ss.
COUNTY OF Los Angeles)

This instrument was acknowledged before me on
7-30-2004 by
Nevada Realty Holdings, LLC.

Notary Public
(My commission expires: 4-21-2005)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/29/2004 under Escrow No. 105-2145816

STACEY J. DUKES
Commission # 1301714
Notary Public — California
Los Angeles County
My Comm. Expires Apr 21, 2005

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 138-06-401-006 27
b)
c)
d)

2. Type of Property

a) [X] 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
i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	
Book	Page:
Date of Recording:	
Notes:	

3. Total Value/Sales Price of Property: $1,700,000.00

Deed in Lieu of Foreclosure Only (value of property) ($)

Transfer Tax Value: $1,700,000.00

Real Property Transfer Tax Due $8,670.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section:
b. Explain reason for exemption:

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:

Signature: Capacity:

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	Nevada Realty Holdings, LLC	Print Name:	Sheldon W. Paul
Address:		Address:	Vacant Land
City:	SAME	City:	Las Vegas
State:	Zip:	State:	NV Zip:

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

Print Name: First American Title Company of Nevada File Number: 105-2145816 KLK/KLK

Address 4455 S. Jones Boulevard, Suite 1

City: Las Vegas State: NV Zip: 89103

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

5271

EXHIBIT "A"

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 04, 2004 IN BOOK 20040504, PAGE N/A, AS INSTRUMENT NO. 04195.